



**Address:** [1612 WARWICKSHIRE CT W](#)  
**City:** BEDFORD  
**Georeference:** 35085-2-26  
**Subdivision:** ROLLING WOOD SOUTH ADDITION  
**Neighborhood Code:** 3X040H

**Latitude:** 32.8466652404  
**Longitude:** -97.142331543  
**TAD Map:** 2108-428  
**MAPSCO:** TAR-054E



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** ROLLING WOOD SOUTH  
ADDITION Block 2 Lot 26

**Jurisdictions:**

CITY OF BEDFORD (002)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
HURST-EULESS-BEDFORD ISD (916)

**State Code:** A

**Year Built:** 1986

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$428,887

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02507803

**Site Name:** ROLLING WOOD SOUTH ADDITION-2-26

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,466

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,023

**Land Acres<sup>\*</sup>:** 0.2760

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

VRANA GARY G  
VRANA BARBARA A

**Primary Owner Address:**

1612 WARWICKSHIRE CT W  
BEDFORD, TX 76021

**Deed Date:** 3/24/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217065870](#)

| Previous Owners                     | Date       | Instrument                 | Deed Volume | Deed Page |
|-------------------------------------|------------|----------------------------|-------------|-----------|
| MALONE ALICE J;MALONE PAUL L        | 2/25/2011  | <a href="#">D211049393</a> | 0000000     | 0000000   |
| MALONE ALICE;MALONE PAUL            | 5/9/2008   | <a href="#">D208176649</a> | 0000000     | 0000000   |
| GUIDRY LARRY J;GUIDRY MARY A        | 10/20/1995 | 00121500000574             | 0012150     | 0000574   |
| SATURNIO EDDIE C;SATURNIO WF MARY M | 7/6/1987   | 00090040001526             | 0009004     | 0001526   |
| EQUITY PRESERVATION INC             | 7/2/1987   | 00090040001524             | 0009004     | 0001524   |
| DAIWA HOUSE CORP OF DALLAS          | 12/31/1900 | 0000000000000000           | 0000000     | 0000000   |

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

| Year | Improvement Market | Land Market | Total Market | Total Appraised <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$330,000          | \$75,000    | \$405,000    | \$405,000                    |
| 2024 | \$353,887          | \$75,000    | \$428,887    | \$389,035                    |
| 2023 | \$316,579          | \$75,000    | \$391,579    | \$353,668                    |
| 2022 | \$296,175          | \$75,000    | \$371,175    | \$321,516                    |
| 2021 | \$217,287          | \$75,000    | \$292,287    | \$292,287                    |
| 2020 | \$217,287          | \$75,000    | \$292,287    | \$292,287                    |

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.