



Address: [1716 BERWICHSHIRE CT](#)
City: BEDFORD
Georeference: 35085-2-14
Subdivision: ROLLING WOOD SOUTH ADDITION
Neighborhood Code: 3X040H

Latitude: 32.8472528532
Longitude: -97.1403971739
TAD Map: 2108-428
MAPSCO: TAR-054B



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 14

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: 1985

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$444,032

Protest Deadline Date: 5/24/2024

Site Number: 04654080

Site Name: ROLLING WOOD SOUTH ADDITION-2-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,328

Percent Complete: 100%

Land Sqft^{*}: 13,127

Land Acres^{*}: 0.3013

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

RAINWATER DALLAS W
RAINWATER BECKY

Primary Owner Address:

1716 BERWICHSHIRE CT
BEDFORD, TX 76021-4633

Deed Date: 9/20/2010

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D210237221](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHARPE JOHN ELLIOTT	4/2/2004	D204112720	0000000	0000000
ROBASON LYNN MARK;ROBASON NANCY J	7/3/1985	00082330000212	0008233	0000212
5287 YONGE ST.	12/31/1900	000000000000000	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 ⁺
2025	\$321,457	\$75,000	\$396,457	\$396,457
2024	\$369,032	\$75,000	\$444,032	\$419,100
2023	\$306,000	\$75,000	\$381,000	\$381,000
2022	\$304,017	\$75,000	\$379,017	\$360,800
2021	\$253,000	\$75,000	\$328,000	\$328,000
2020	\$253,000	\$75,000	\$328,000	\$328,000

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.