



**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<sup>+++</sup>:** 2,328

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,127

**Land Acres<sup>\*</sup>:** 0.3013

**Pool:** Y

<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:**

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	<a href="#">D204112720</a>	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 <sup>+</sup>
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.