



**Address:** [1804 COVENTRY DR](#)  
**City:** BEDFORD  
**Georeference:** 35075-1-31  
**Subdivision:** ROLLINGWOOD EAST ADDITION  
**Neighborhood Code:** 3X040G

**Latitude:** 32.8481964851  
**Longitude:** -97.1388417904  
**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:** ROLLINGWOOD EAST  
ADDITION Block 1 Lot 31

**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:** None

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

**Notice Value:** \$461,685

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

**Site Number:** 05588251

**Site Name:** ROLLINGWOOD EAST ADDITION-1-31

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,459

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,334

**Land Acres<sup>\*</sup>:** 0.2601

**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:**

HICKS DIANA  
HICKS JOSEPH

**Primary Owner Address:**

1804 COVENTRY DR  
BEDFORD, TX 76021

**Deed Date:** 12/17/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220334751](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HICKS DIANA	3/16/2012	<a href="#">D212067062</a>	0000000	0000000
KNAPP ANITA	4/9/2011	000000000000000	0000000	0000000
KNAPP ANITA G;KNAPP PHILLIP A EST	9/24/2008	<a href="#">D208404530</a>	0000000	0000000
PRESTIDGE ANITA GAYLE	3/28/1994	00115240001079	0011524	0001079
HARKNESS DOROTHY	2/11/1986	00084550001420	0008455	0001420
BILL MARTIN & ASSOC INC	7/31/1985	00082600001642	0008260	0001642
ROLLINGWOOD EAST JV	1/1/1984	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	\$371,685	\$90,000	\$461,685	\$461,685
2024	\$371,685	\$90,000	\$461,685	\$423,014
2023	\$374,731	\$75,000	\$449,731	\$384,558
2022	\$274,598	\$75,000	\$349,598	\$349,598
2021	\$274,598	\$75,000	\$349,598	\$349,598
2020	\$258,958	\$75,000	\$333,958	\$333,958

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.