



## LOCATION

---

**Address:** [3821 ROLLING MEADOWS DR](#)

**City:** BEDFORD

**Georeference:** 35035-2-15

**Subdivision:** ROLLING MEADOWS ADDN (BEDFORD)

**Neighborhood Code:** 3X030T

**Latitude:** 32.8650156216

**Longitude:** -97.1267227876

**TAD Map:** 2114-436

**MAPSCO:** TAR-040U



Google Map or type unknown

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

## PROPERTY DATA

---

**Legal Description:** ROLLING MEADOWS ADDN  
(BEDFORD) Block 2 Lot 15

**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:** 1983

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 04434420

**Site Name:** ROLLING MEADOWS ADDN (BEDFORD)-2-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,915

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,164

**Land Acres<sup>\*</sup>:** 0.1874

**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:**

DOWNS JOEL DAVID

DOWNS LYNDIA JOANNE

**Primary Owner Address:**

3821 ROLLING MEADOW DR

BEDFORD, TX 76021

**Deed Date:** 3/7/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222060104](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH ELIZABETH;SMITH JOHN	2/25/2010	<a href="#">D210047449</a>	0000000	0000000
SOWARD CHRISTINA J;SOWARD PAUL A	8/4/1995	00120570001368	0012057	0001368
LENZ MARK R;LENZ PATRICIA E	9/7/1983	00076070002171	0007607	0002171
TREE BRAND DEV CORP	12/31/1900	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$309,256	\$80,000	\$389,256	\$389,256
2023	\$324,831	\$50,000	\$374,831	\$374,831
2022	\$295,821	\$50,000	\$345,821	\$336,365
2021	\$271,702	\$50,000	\$321,702	\$305,786
2020	\$227,987	\$50,000	\$277,987	\$277,987

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.