



Address: [1213 ROYAL CRESCENT DR](#)
City: BEDFORD
Georeference: 10503C-5-13
Subdivision: EAGLES LANDING ADDITION
Neighborhood Code: 3X020R

Latitude: 32.8539930032
Longitude: -97.1487827841
TAD Map: 2102-432
MAPSCO: TAR-054A



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

PROPERTY DATA

Legal Description: EAGLES LANDING ADDITION
Block 5 Lot 13 & PART OF COMMON AREA

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: 1989

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 05579813

Site Name: EAGLES LANDING ADDITION-5-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,068

Percent Complete: 100%

Land Sqft^{*}: 3,819

Land Acres^{*}: 0.0876

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

JOLY SHARON S

Primary Owner Address:

PO BOX 211625
BEDFORD, TX 76095-8625

Deed Date: 12/1/1989

Deed Volume: 0009788

Deed Page: 0001547

Instrument: 00097880001547

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WESTCHESTER BLDRS INC	7/31/1989	00096730001979	0009673	0001979
CHARTER SAVINGS & LOAN ASSOC	2/2/1988	00091850001225	0009185	0001225
MFR PRTNSHP	1/1/1984	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$329,278	\$70,000	\$399,278	\$357,359
2023	\$322,606	\$45,000	\$367,606	\$324,872
2022	\$286,783	\$45,000	\$331,783	\$295,338
2021	\$240,929	\$45,000	\$285,929	\$268,489
2020	\$199,081	\$45,000	\$244,081	\$244,081

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.