



**Address:** [1225 ROYAL CRESCENT DR](#)  
**City:** BEDFORD  
**Georeference:** 10503C-5-16  
**Subdivision:** EAGLES LANDING ADDITION  
**Neighborhood Code:** 3X020R

**Latitude:** 32.8540011038  
**Longitude:** -97.1483211995  
**TAD Map:** 2108-432  
**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 16 & 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:** 1988

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 05579937

**Site Name:** EAGLES LANDING ADDITION-5-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,186

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,937

**Land Acres<sup>\*</sup>:** 0.0903

**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:**

HEAGY JILL MARIE  
HEAGY MICHAEL BENJAMIN

**Primary Owner Address:**

1225 ROYAL CRESCENT DR  
BEDFORD, TX 76021

**Deed Date:** 5/2/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219098191](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CONLEY-MARTIN KATHLEEN	5/1/2019	<a href="#">D219098190</a>		
CONLEY FAMILY LIV TRUST	1/25/2013	<a href="#">D213030067</a>	0000000	0000000
CONLEY KATHLEEN ANN	11/18/2011	<a href="#">D211297128</a>	0000000	0000000
CONLEY KATHLEEN;CONLEY ROBERT	7/15/2004	<a href="#">D204224172</a>	0000000	0000000
BUCKWALD BARBARA EST	3/23/1989	00095500000970	0009550	0000970
WESTCHESTER BUILDERS INC	11/16/1988	00094370000971	0009437	0000971
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	\$211,940	\$70,000	\$281,940	\$243,283
2023	\$199,000	\$45,000	\$244,000	\$221,166
2022	\$156,060	\$45,000	\$201,060	\$201,060
2021	\$156,060	\$45,000	\$201,060	\$197,776
2020	\$134,796	\$45,000	\$179,796	\$179,796

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.