



Address: [1204 ROYAL CRESCENT DR](#)
City: BEDFORD
Georeference: 10503C-7-21
Subdivision: EAGLES LANDING ADDITION
Neighborhood Code: 3X020R

Latitude: 32.8537125591
Longitude: -97.1491823782
TAD Map: 2102-428
MAPSCO: TAR-054A



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

PROPERTY DATA

Legal Description: EAGLES LANDING ADDITION
Block 7 Lot 21 & 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: 05580587

Site Name: EAGLES LANDING ADDITION-7-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,393

Percent Complete: 100%

Land Sqft^{*}: 3,616

Land Acres^{*}: 0.0830

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:

ANDERSON LINDSEY E
ANDERSON ISRAEL J

Deed Date: 8/6/2018

Deed Volume:

Deed Page:

Instrument: [D218175024](#)

Primary Owner Address:
1204 ROYAL CRESCENT DR
BEDFORD, TX 76021

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EGGSPUEHLER BONNEL;EGGSPUEHLER KRIS J	11/3/1999	00140930000026	0014093	0000026
FLANIGAN C ANN;FLANIGAN JAMES F	10/21/1997	00129530000508	0012953	0000508
WALKER ELEANORE F ETAL TRS	10/1/1997	00129530000506	0012953	0000506
OVERTON RITA;OVERTON WILLIAM III	12/2/1993	00113600000376	0011360	0000376
RIDGEWAY EUGENE L	6/19/1989	00096250001638	0009625	0001638
WESTCHESTER BUILDERS INC	3/14/1989	00095400000076	0009540	0000076
CHARTER SAVINGS & LOAN ASSOC	2/2/1988	00091850001225	0009185	0001225
MFR PRTNSHP	1/1/1984	00000000000000	0000000	0000000

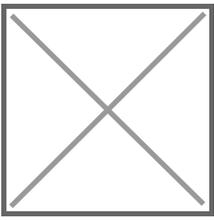
VALUES

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	\$346,765	\$70,000	\$416,765	\$372,712
2023	\$339,734	\$45,000	\$384,734	\$338,829
2022	\$301,984	\$45,000	\$346,984	\$308,026
2021	\$253,665	\$45,000	\$298,665	\$280,024
2020	\$209,567	\$45,000	\$254,567	\$254,567

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.