

Tarrant Appraisal District Property Information | PDF Account Number: 05580609

Address: <u>1212 ROYAL CRESCENT DR</u> City: BEDFORD Georeference: 10503C-7-23 Subdivision: EAGLES LANDING ADDITION Neighborhood Code: 3X020R

Latitude: 32.8536658277 Longitude: -97.1489006503 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 23 & 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: 1990 Personal Property Account: N/A

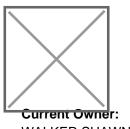
Agent: None Protest Deadline Date: 5/15/2025 Site Number: 05580609 Site Name: EAGLES LANDING ADDITION-7-23 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,634 Percent Complete: 100% Land Sqft^{*}: 4,317 Land Acres^{*}: 0.0991 Pool: N

+++ Rounded.

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

OWNER INFORMATION





WALKER SHAWN M

Primary Owner Address: 1212 ROYAL CRESCENT DR BEDFORD, TX 76021-3353 Deed Date: 8/5/1998 Deed Volume: 0013365 Deed Page: 0000281 Instrument: 00133650000281

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KUHN DANIEL B	9/7/1990	00100400001111	0010040	0001111
WESTCHESTER BUILDERS INC	4/25/1990	00099250000151	0009925	0000151
CHARTER SAVINGS & LOAN ASSOC	2/2/1988	00091850001225	0009185	0001225
MFR PRTNSHP	1/1/1984	000000000000000000000000000000000000000	000000	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	\$268,328	\$70,000	\$338,328	\$305,142
2023	\$262,958	\$45,000	\$307,958	\$277,402
2022	\$234,087	\$45,000	\$279,087	\$252,184
2021	\$197,135	\$45,000	\$242,135	\$229,258
2020	\$163,416	\$45,000	\$208,416	\$208,416

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.