



Address: [1212 ROYAL CRESCENT DR](#)
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



Current Owner:
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	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	\$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.