



Address: [1248 ROYAL CRESCENT DR](#)
City: BEDFORD
Georeference: 10503C-7-28
Subdivision: EAGLES LANDING ADDITION
Neighborhood Code: 3X020R

Latitude: 32.8534371577
Longitude: -97.1483414821
TAD Map: 2108-428
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 28 & 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: 1991

Personal Property Account: N/A

Agent: TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

Protest Deadline Date: 5/15/2025

Site Number: 05580722

Site Name: EAGLES LANDING ADDITION-7-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,355

Percent Complete: 100%

Land Sqft^{*}: 4,033

Land Acres^{*}: 0.0925

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:
FERNANDO THARANGANIE D
Primary Owner Address:
1248 ROYAL CRESCENT DR
BEDFORD, TX 76021

Deed Date: 5/3/2016
Deed Volume:
Deed Page:
Instrument: [D216092803](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BHAKTHAVATHSALAN AMRUTHA EST	4/11/1996	00123360001995	0012336	0001995
MEREDITH & L MILLOTT;MEREDITH J	7/25/1991	00103320001935	0010332	0001935
WESTCHESTER BUILDERS INC	5/3/1991	00102600001207	0010260	0001207
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	\$236,253	\$70,000	\$306,253	\$269,499
2023	\$199,999	\$45,000	\$244,999	\$244,999
2022	\$206,142	\$45,000	\$251,142	\$228,729
2021	\$173,664	\$45,000	\$218,664	\$207,935
2020	\$144,032	\$45,000	\$189,032	\$189,032

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.