



**Address:** [1252 ROYAL CRESCENT DR](#)  
**City:** BEDFORD  
**Georeference:** 10503C-7-29  
**Subdivision:** EAGLES LANDING ADDITION  
**Neighborhood Code:** 3X020R

**Latitude:** 32.8533111065  
**Longitude:** -97.1483429606  
**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 29 & 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:** 1994

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05580749

**Site Name:** EAGLES LANDING ADDITION-7-29

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,080

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,631

**Land Acres<sup>\*</sup>:** 0.0833

**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:**

BLAIES TERRY D

**Primary Owner Address:**

200 COUNTRY BROOK DR APT 2402  
KELLER, TX 76248

**Deed Date:** 4/2/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222166139](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLAIES BEVERLY B EST;BLAIES TERRY D	6/15/1998	00132690000128	0013269	0000128
FURRY DEBBORAH A	9/1/1994	00117180001197	0011718	0001197
STANLEY CUSTOM HOMES INC	8/31/1994	00117180001190	0011718	0001190
BMR INC	12/23/1993	00114030002095	0011403	0002095
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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$343,188	\$70,000	\$413,188	\$369,335
2023	\$336,136	\$45,000	\$381,136	\$335,759
2022	\$298,724	\$45,000	\$343,724	\$305,235
2021	\$250,893	\$45,000	\$295,893	\$277,486
2020	\$207,260	\$45,000	\$252,260	\$252,260

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.