



**Address:** [3217 ROYAL CT](#)  
**City:** BEDFORD  
**Georeference:** 41468-5-10  
**Subdivision:** TEAKWOOD ESTATES ADDITION  
**Neighborhood Code:** 3X030V

**Latitude:** 32.8582633734  
**Longitude:** -97.1140244685  
**TAD Map:** 2114-432  
**MAPSCO:** TAR-041W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TEAKWOOD ESTATES  
ADDITION Block 5 Lot 10

**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:** 1980

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$447,707

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03098648

**Site Name:** TEAKWOOD ESTATES ADDITION-5-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,525

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,620

**Land Acres<sup>\*</sup>:** 0.1749

**Pool:** Y

<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:**

SALFITI CHRISTOPHER

**Primary Owner Address:**

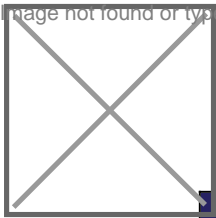
3217 ROYAL CT  
BEDFORD, TX 76021-3911

**Deed Date:** 6/10/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215127594](#)



| Previous Owners   | Date       | Instrument                 | Deed Volume | Deed Page |
|-------------------|------------|----------------------------|-------------|-----------|
| DEVLIN MARIANNE E | 1/28/2013  | <a href="#">D213026130</a> | 0000000     | 0000000   |
| DEVLIN WILLIAM J  | 12/31/1900 | 000000000000000            | 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 | \$372,707          | \$75,000    | \$447,707    | \$424,589                    |
| 2024 | \$372,707          | \$75,000    | \$447,707    | \$385,990                    |
| 2023 | \$323,382          | \$55,000    | \$378,382    | \$350,900                    |
| 2022 | \$291,608          | \$55,000    | \$346,608    | \$319,000                    |
| 2021 | \$235,000          | \$55,000    | \$290,000    | \$290,000                    |
| 2020 | \$235,000          | \$55,000    | \$290,000    | \$290,000                    |

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.