



Address: [3228 ROYAL CT](#)
City: BEDFORD
Georeference: 41468-5-15
Subdivision: TEAKWOOD ESTATES ADDITION
Neighborhood Code: 3X030V

Latitude: 32.8577857262
Longitude: -97.1131550984
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 15

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: 1983

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$383,359

Protest Deadline Date: 5/24/2024

Site Number: 03098699

Site Name: TEAKWOOD ESTATES ADDITION-5-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,808

Percent Complete: 100%

Land Sqft^{*}: 11,435

Land Acres^{*}: 0.2625

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:

BLACKMAN JONATHAN
BLACKMAN ERIN

Primary Owner Address:

3228 ROYAL CT
BEDFORD, TX 76021-3911

Deed Date: 12/19/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212312176](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOERCHER CHRISTOPHER;HOERCHER P H	7/23/2008	D208291931	0000000	0000000
THARP ROBERT PAYTON;THARP SHELLY	1/4/2001	00146970000079	0014697	0000079
JORDAN ARTURO;JORDAN ELIZABETH	5/30/1995	00119800002243	0011980	0002243
HENDRICKS STEPHEN D	10/22/1984	00079870001823	0007987	0001823
IDONI MICHAEL J	12/31/1900	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	\$308,359	\$75,000	\$383,359	\$383,359
2024	\$308,359	\$75,000	\$383,359	\$349,285
2023	\$265,360	\$55,000	\$320,360	\$317,532
2022	\$255,022	\$55,000	\$310,022	\$288,665
2021	\$207,423	\$55,000	\$262,423	\$262,423
2020	\$209,109	\$55,000	\$264,109	\$246,408

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.