



**Address:** [3224 ROYAL CT](#)  
**City:** BEDFORD  
**Georeference:** 41468-5-16  
**Subdivision:** TEAKWOOD ESTATES ADDITION  
**Neighborhood Code:** 3X030V

**Latitude:** 32.8578059326  
**Longitude:** -97.1135164667  
**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 16

**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:** 1982

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03098702

**Site Name:** TEAKWOOD ESTATES ADDITION-5-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,734

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,934

**Land Acres<sup>\*</sup>:** 0.1821

**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:**

HART CHRISTIAN

**Primary Owner Address:**

3224 ROYAL CT  
BEDFORD, TX 76021

**Deed Date:** 9/3/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221258505](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
REVILL ERIN LEIGH	9/27/2019	<a href="#">D219222434</a>		
PHILLIPS C JORDAN;PHILLIPS MICHAEL W	12/10/2008	<a href="#">D208458641</a>	0000000	0000000
US BANK	9/17/2008	<a href="#">D208367682</a>	0000000	0000000
MORTGAGE ELEC REG SYS	9/2/2008	<a href="#">D208356939</a>	0000000	0000000
HARRISON JAMES M	4/13/2006	<a href="#">D206112329</a>	0000000	0000000
CHIPMAN BARBARA JILL	1/6/1999	00137850000202	0013785	0000202
CHIPMAN BARBARA J;CHIPMAN MICHAEL W	8/11/1992	00107360000336	0010736	0000336
LOCKLEAR DANIEL B;LOCKLEAR SUSAN	3/2/1992	00105860000048	0010586	0000048
LOCKLEAR DANIEL B;LOCKLEAR S TATE	6/1/1989	00096150000659	0009615	0000659
MERRILL LYNCH REALTY	4/18/1989	00096150000637	0009615	0000637
BUMGARNER JEFFREY;BUMGARNER MELBA	8/1/1985	00082610001373	0008261	0001373
PIOTROWSKI JACK EDWARD	3/22/1984	00077760001350	0007776	0001350
H & M CONSTR CO	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 <sup>+</sup>
2025	\$287,527	\$75,000	\$362,527	\$362,527
2024	\$287,527	\$75,000	\$362,527	\$362,527
2023	\$247,497	\$55,000	\$302,497	\$302,497
2022	\$237,887	\$55,000	\$292,887	\$292,887
2021	\$193,561	\$55,000	\$248,561	\$248,561
2020	\$195,147	\$55,000	\$250,147	\$250,147

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

---

There are no exemptions for this property

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.