



Address: [1209 ROYAL CRESCENT DR](#)
City: BEDFORD
Georeference: 10503C-5-12
Subdivision: EAGLES LANDING ADDITION
Neighborhood Code: 3X020R

Latitude: 32.8540159789
Longitude: -97.1489209327
TAD Map: 2102-432
MAPSCO: TAR-054A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EAGLES LANDING ADDITION
Block 5 Lot 12 & 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: 1989

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$300,973

Protest Deadline Date: 5/24/2024

Site Number: 05579783

Site Name: EAGLES LANDING ADDITION-5-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,337

Percent Complete: 100%

Land Sqft^{*}: 4,137

Land Acres^{*}: 0.0949

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:

JANI BARBARA A

Primary Owner Address:

1209 ROYAL CRESCENT DR
BEDFORD, TX 76021-3354

Deed Date: 1/31/1990

Deed Volume: 0009829

Deed Page: 0000554

Instrument: 00098290000554

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WESTCHESTER BUILDERS INC	7/12/1989	00096550001748	0009655	0001748
CHARTER SAVINGS & LOAN ASSOC	2/2/1988	00091850001225	0009185	0001225
MFR PRTNSHP	1/1/1984	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 ⁺
2025	\$230,973	\$70,000	\$300,973	\$299,411
2024	\$230,973	\$70,000	\$300,973	\$272,192
2023	\$226,377	\$45,000	\$271,377	\$247,447
2022	\$201,593	\$45,000	\$246,593	\$224,952
2021	\$169,866	\$45,000	\$214,866	\$204,502
2020	\$140,911	\$45,000	\$185,911	\$185,911

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.