



**Address:** [1221 ROYAL CRESCENT DR](#)  
**City:** BEDFORD  
**Georeference:** 10503C-5-15  
**Subdivision:** EAGLES LANDING ADDITION  
**Neighborhood Code:** 3X020R

**Latitude:** 32.85398396  
**Longitude:** -97.148480776  
**TAD Map:** 2108-432  
**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 15 & 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:** \$317,073

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

**Site Number:** 05579910

**Site Name:** EAGLES LANDING ADDITION-5-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,510

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,355

**Land Acres<sup>\*</sup>:** 0.0999

**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:**

MUGANDA EDGAR T  
MUGANDA M M

**Primary Owner Address:**

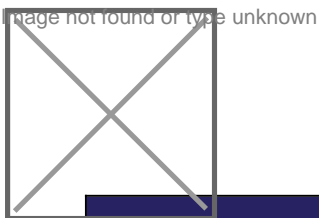
1221 ROYAL CRESCENT DR  
BEDFORD, TX 76021-3354

**Deed Date:** 6/3/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D211135158](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MILLER G DICK	10/3/1997	00129360000289	0012936	0000289
TONNIES MARY E;TONNIES ROBERT R	7/26/1994	00116720002260	0011672	0002260
HOOVER DEBORAH	10/16/1991	00104200001283	0010420	0001283
PRUDENTIAL RESIDENTIAL SERV	10/4/1991	00104200001278	0010420	0001278
REED SUSAN M	12/1/1989	00097750001795	0009775	0001795
WESTCHESTER BUILDERS INC	9/5/1989	00097090001441	0009709	0001441
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	\$247,073	\$70,000	\$317,073	\$314,648
2024	\$247,073	\$70,000	\$317,073	\$286,044
2023	\$242,134	\$45,000	\$287,134	\$260,040
2022	\$215,524	\$45,000	\$260,524	\$236,400
2021	\$181,460	\$45,000	\$226,460	\$214,909
2020	\$150,372	\$45,000	\$195,372	\$195,372

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.