



Address: [1225 ROYAL CRESCENT DR](#)
City: BEDFORD
Georeference: 10503C-5-16
Subdivision: EAGLES LANDING ADDITION
Neighborhood Code: 3X020R

Latitude: 32.8540011038
Longitude: -97.1483211995
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 16 & 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: 1988

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$281,940

Protest Deadline Date: 5/24/2024

Site Number: 05579937

Site Name: EAGLES LANDING ADDITION-5-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,186

Percent Complete: 100%

Land Sqft^{*}: 3,937

Land Acres^{*}: 0.0903

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:

HEAGY JILL MARIE
HEAGY MICHAEL BENJAMIN

Primary Owner Address:

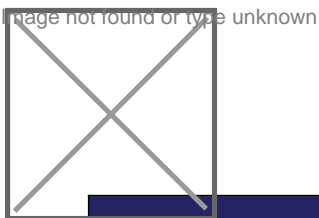
1225 ROYAL CRESCENT DR
BEDFORD, TX 76021

Deed Date: 5/2/2019

Deed Volume:

Deed Page:

Instrument: [D219098191](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CONLEY-MARTIN KATHLEEN	5/1/2019	D219098190		
CONLEY FAMILY LIV TRUST	1/25/2013	D213030067	0000000	0000000
CONLEY KATHLEEN ANN	11/18/2011	D211297128	0000000	0000000
CONLEY KATHLEEN;CONLEY ROBERT	7/15/2004	D204224172	0000000	0000000
BUCKWALD BARBARA EST	3/23/1989	00095500000970	0009550	0000970
WESTCHESTER BUILDERS INC	11/16/1988	00094370000971	0009437	0000971
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 ⁺
2025	\$170,636	\$70,000	\$240,636	\$240,636
2024	\$211,940	\$70,000	\$281,940	\$243,283
2023	\$199,000	\$45,000	\$244,000	\$221,166
2022	\$156,060	\$45,000	\$201,060	\$201,060
2021	\$156,060	\$45,000	\$201,060	\$197,776
2020	\$134,796	\$45,000	\$179,796	\$179,796

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.