



Address: [1245 ROYAL CRESCENT DR](#)
City: BEDFORD
Georeference: 10503C-5-21
Subdivision: EAGLES LANDING ADDITION
Neighborhood Code: 3X020R

Latitude: 32.8535897985
Longitude: -97.1479472153
TAD Map: 2108-428
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 21 & 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: 1994

Personal Property Account: N/A

Agent: GOODRICH REALTY CONSULTING (00974)

Protest Deadline Date: 5/24/2024

Site Number: 05580072

Site Name: EAGLES LANDING ADDITION-5-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,873

Percent Complete: 100%

Land Sqft^{*}: 4,431

Land Acres^{*}: 0.1017

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:

SCHLOEMAN SARAH

GRIJALVA TYLER

Primary Owner Address:

1245 ROYAL CRESCENT DR
BEDFORD, TX 76021

Deed Date: 3/28/2023

Deed Volume:

Deed Page:

Instrument: [D223051645](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LONGCHAMPS LISA	8/12/2019	D219180003		
DOVER DAVID;DOVER SANDRA M	4/22/2016	D216091907		
SELTENREICH SANDRA	2/26/1998	00131080000577	0013108	0000577
MCINTOSH JAMES EDWARD	8/21/1995	00120760000883	0012076	0000883
BMR INC	4/21/1994	00115690002364	0011569	0002364
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	\$289,000	\$70,000	\$359,000	\$359,000
2024	\$289,000	\$70,000	\$359,000	\$359,000
2023	\$320,110	\$45,000	\$365,110	\$365,110
2022	\$284,499	\$45,000	\$329,499	\$329,499
2021	\$238,968	\$45,000	\$283,968	\$283,968
2020	\$197,435	\$45,000	\$242,435	\$242,435

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.