



**Address:** [1249 ROYAL CRESCENT DR](#)  
**City:** BEDFORD  
**Georeference:** 10503C-5-22  
**Subdivision:** EAGLES LANDING ADDITION  
**Neighborhood Code:** 3X020R

**Latitude:** 32.8534645641  
**Longitude:** -97.1479511536  
**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 22 & 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:** 1991

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$344,011

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

**Site Number:** 05580099

**Site Name:** EAGLES LANDING ADDITION-5-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,652

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,222

**Land Acres<sup>\*</sup>:** 0.0969

**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:**

KENERLEY KYLE S  
KENERLEY GRACE M

**Primary Owner Address:**

1249 ROYAL CRESCENT DR  
BEDFORD, TX 76021-3354

**Deed Date:** 8/17/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218187876](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRADO LINDA J;GRADO LYNN D	11/14/2011	<a href="#">D211277355</a>	0000000	0000000
JURCAK DEBORAH;JURCAK MICHAEL J	7/17/1998	00133320000254	0013332	0000254
MONTALVO KAREN D	3/18/1997	00127100000915	0012710	0000915
WICKWARE VICKI J	8/29/1991	00103750000525	0010375	0000525
WESTCHESTER BUILDERS INC	1/28/1991	00101730001213	0010173	0001213
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	\$274,011	\$70,000	\$344,011	\$340,324
2024	\$274,011	\$70,000	\$344,011	\$309,385
2023	\$268,475	\$45,000	\$313,475	\$281,259
2022	\$238,838	\$45,000	\$283,838	\$255,690
2021	\$200,915	\$45,000	\$245,915	\$232,445
2020	\$166,314	\$45,000	\$211,314	\$211,314

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.