



Address: [1253 ROYAL CRESCENT DR](#)
City: BEDFORD
Georeference: 10503C-5-23
Subdivision: EAGLES LANDING ADDITION
Neighborhood Code: 3X020R

Latitude: 32.8533319917
Longitude: -97.1479515254
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 23 & 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: 1990

Personal Property Account: N/A

Agent: TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

Notice Sent Date: 4/15/2025

Notice Value: \$388,680

Protest Deadline Date: 5/24/2024

Site Number: 05580110

Site Name: EAGLES LANDING ADDITION-5-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,893

Percent Complete: 100%

Land Sqft^{*}: 4,286

Land Acres^{*}: 0.0983

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:

SMITH VINCENT PAUL
SMITH ELIDIA ANN

Primary Owner Address:

1253 ROYAL CRESCENT DR
BEDFORD, TX 76021

Deed Date: 1/30/2017

Deed Volume:

Deed Page:

Instrument: [D217024554](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCKENZIE BEVERLEY ANN	3/11/2009	D209154904	0000000	0000000
MCKENZIE BEVERLY A	10/26/1998	00134960000100	0013496	0000100
ZIMMERMAN CAROL;ZIMMERMAN GENE K	8/30/1990	00100330000616	0010033	0000616
WESTCHESTER BUILDERS INC	4/25/1990	00099240002358	0009924	0002358
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	\$225,162	\$70,000	\$295,162	\$295,162
2024	\$318,680	\$70,000	\$388,680	\$298,144
2023	\$277,890	\$45,000	\$322,890	\$271,040
2022	\$254,520	\$45,000	\$299,520	\$246,400
2021	\$179,000	\$45,000	\$224,000	\$224,000
2020	\$186,114	\$45,000	\$231,114	\$231,114

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.