



Address: [1216 ROYAL CRESCENT DR](#)
City: BEDFORD
Georeference: 10503C-7-24
Subdivision: EAGLES LANDING ADDITION
Neighborhood Code: 3X020R

Latitude: 32.8536453997
Longitude: -97.1487483116
TAD Map: 2102-428
MAPSCO: TAR-054A



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: EAGLES LANDING ADDITION
Block 7 Lot 24 & 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: \$379,605

Protest Deadline Date: 5/24/2024

Site Number: 05580625

Site Name: EAGLES LANDING ADDITION-7-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,820

Percent Complete: 100%

Land Sqft^{*}: 4,368

Land Acres^{*}: 0.1002

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:

BUNCH NANCY A

Primary Owner Address:

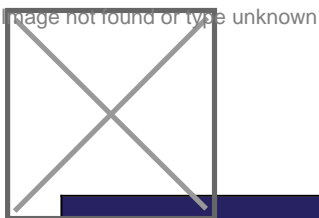
1216 ROYAL CRESCENT DR
BEDFORD, TX 76021-3353

Deed Date: 4/8/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213090924](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUNCH JOHN H EST JR;BUNCH NANCY A	5/26/2011	D211130351	0000000	0000000
SMITH STAN	8/18/2010	D210210697	0000000	0000000
FEDERAL HOME LOAN MORT CORP	2/2/2010	D210030311	0000000	0000000
SNETHEN RANDY	3/13/2007	D207097275	0000000	0000000
SIEBENTHALL JEAN E	2/27/2001	00147480000086	0014748	0000086
SIEBENTHALL JEAN;SIEBENTHALL ROBERT	9/28/1999	00140330000416	0014033	0000416
MEARA EDWARD JR;MEARA JANET M	7/25/1996	00124550002106	0012455	0002106
GRINSTEAD RUTH H	2/26/1990	00098520002112	0009852	0002112
WESTCHESTER BUILDERS INC	11/1/1989	00097570000205	0009757	0000205
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	\$309,605	\$70,000	\$379,605	\$365,606
2024	\$309,605	\$70,000	\$379,605	\$332,369
2023	\$285,000	\$45,000	\$330,000	\$302,154
2022	\$269,666	\$45,000	\$314,666	\$274,685
2021	\$204,714	\$45,000	\$249,714	\$249,714
2020	\$187,235	\$45,000	\$232,235	\$232,235

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

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- 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.