



Address: [1240 ROYAL CRESCENT DR](#)
City: BEDFORD
Georeference: 10503C-7-26
Subdivision: EAGLES LANDING ADDITION
Neighborhood Code: 3X020R

Latitude: 32.8536984729
Longitude: -97.14832402
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 7 Lot 26 & 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: \$356,791

Protest Deadline Date: 5/24/2024

Site Number: 05580676

Site Name: EAGLES LANDING ADDITION-7-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,716

Percent Complete: 100%

Land Sqft^{*}: 5,442

Land Acres^{*}: 0.1249

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:

FINN SHAWN
FINN YARINETH FINN

Primary Owner Address:

1240 ROYAL CRESCENT DR
BEDFORD, TX 76021-3353

Deed Date: 7/26/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212181743](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KRELL G MARTHA;KRELL MICHAEL S	6/25/1997	00128220000046	0012822	0000046
RICH MICHELE DEBORA	10/28/1994	00117760002087	0011776	0002087
JOHNSON SUSAN;JOHNSON THOMAS A	12/27/1989	00098040000143	0009804	0000143
WESTCHESTER BUILDERS INC	10/2/1989	00097310002066	0009731	0002066
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	\$286,791	\$70,000	\$356,791	\$353,049
2024	\$286,791	\$70,000	\$356,791	\$320,954
2023	\$281,034	\$45,000	\$326,034	\$291,776
2022	\$243,929	\$45,000	\$288,929	\$265,251
2021	\$200,964	\$45,000	\$245,964	\$241,137
2020	\$174,215	\$45,000	\$219,215	\$219,215

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.