



**Address:** [1809 EDGECLIFF RD](#)  
**City:** EDGECLIFF VILLAGE  
**Georeference:** 10920-1-3  
**Subdivision:** EDGECLIFF ADDITION  
**Neighborhood Code:** 4S240A

**Latitude:** 32.6606812152  
**Longitude:** -97.3469186672  
**TAD Map:** 2042-360  
**MAPSCO:** TAR-090U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EDGECLIFF ADDITION Block 1  
Lot 3

**Jurisdictions:**

EDGECLIFF VILLAGE (008)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1952

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 00798975

**Site Name:** EDGECLIFF ADDITION-1-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,644

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 65,122

**Land Acres<sup>\*</sup>:** 1.4950

**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:**

SANCHEZ DELLA

**Primary Owner Address:**

4313 SEGURA CT N  
FORT WORTH, TX 76132

**Deed Date:** 4/23/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221117952](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILDCAT LENDING FUND ONE LP	1/11/2021	<a href="#">D221009619</a>		
HOME BUY TEXAS INC	4/22/2020	<a href="#">D220094072</a>		
BRAMMER ROBERT	7/23/2001	00150300000222	0015030	0000222
REESE WANDA N	1/13/2001	00000000000000	0000000	0000000
REESE JAMES R EST;REESE WANDA	12/31/1900	00047250000134	0004725	0000134

## 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	\$105,000	\$52,325	\$157,325	\$157,325
2024	\$135,034	\$52,325	\$187,359	\$187,359
2023	\$175,777	\$52,325	\$228,102	\$228,102
2022	\$146,280	\$52,325	\$198,605	\$198,605
2021	\$136,472	\$52,325	\$188,797	\$188,797
2020	\$205,809	\$52,325	\$258,134	\$258,134

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

There are no exemptions for this property

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.