



Address: [6112 ED COADY RD](#)
City: EDGECLIFF VILLAGE
Georeference: 10920-17-10
Subdivision: EDGECLIFF ADDITION
Neighborhood Code: 4S240D

Latitude: 32.6553716968
Longitude: -97.3370924436
TAD Map: 2048-356
MAPSCO: TAR-090Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EDGECLIFF ADDITION Block 17
Lot 10

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: 1975
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 00801585
Site Name: EDGECLIFF ADDITION-17-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,240
Percent Complete: 100%
Land Sqft^{*}: 15,268
Land Acres^{*}: 0.3505
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:
BELSHE HEATHER NICOLE
LANZA DAVID R
Primary Owner Address:
6112 ED COADY RD
FORT WORTH, TX 76134-2505

Deed Date: 3/26/2020
Deed Volume:
Deed Page:
Instrument: [D220071539](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLORES DANIEL P	12/31/1900	0000000000000000	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	\$185,815	\$45,000	\$230,815	\$230,815
2024	\$185,815	\$45,000	\$230,815	\$230,815
2023	\$260,870	\$45,000	\$305,870	\$277,475
2022	\$207,250	\$45,000	\$252,250	\$252,250
2021	\$200,084	\$45,000	\$245,084	\$245,084
2020	\$175,824	\$45,000	\$220,824	\$213,028

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.