



**Address:** [6424 LAVANO DR](#)  
**City:** EDGECLIFF VILLAGE  
**Georeference:** 10935-4R-29R  
**Subdivision:** EDGECLIFF VILLAGE II ADDITION  
**Neighborhood Code:** 4S240E

**Latitude:** 32.6516900887  
**Longitude:** -97.3465563562  
**TAD Map:** 2042-356  
**MAPSCO:** TAR-090Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EDGECLIFF VILLAGE II  
ADDITION Block 4R Lot 29R  
**Jurisdictions:**  
EDGECLIFF VILLAGE (008)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)  
**State Code:** A  
**Year Built:** 1974  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$232,098  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00803235  
**Site Name:** EDGECLIFF VLG II ADDITION-4R-29R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,752  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,346  
**Land Acres<sup>\*</sup>:** 0.2145  
**Pool:** Y

<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:**  
BOWSER COLETTE BILLIARD  
**Primary Owner Address:**  
6424 LAVANO DR  
FORT WORTH, TX 76134-2831

**Deed Date:** 9/25/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** 142-17-141859

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOWSER COLETTE;BOWSER HARRY L	12/31/1900	00057120000811	0005712	0000811



## VALUES

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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	\$192,098	\$40,000	\$232,098	\$232,098
2024	\$192,098	\$40,000	\$232,098	\$223,834
2023	\$182,271	\$40,000	\$222,271	\$203,485
2022	\$155,816	\$40,000	\$195,816	\$184,986
2021	\$128,169	\$40,000	\$168,169	\$168,169
2020	\$156,989	\$40,000	\$196,989	\$164,255

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.