



**Address:** [1413 LAMPLIGHTER LN](#)  
**City:** EDGECLIFF VILLAGE  
**Georeference:** 10935-10-17  
**Subdivision:** EDGECLIFF VILLAGE II ADDITION  
**Neighborhood Code:** 4S240E

**Latitude:** 32.6508463428  
**Longitude:** -97.3412023681  
**TAD Map:** 2048-356  
**MAPSCO:** TAR-104C



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 10 Lot 17

**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:** 1973  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$318,070  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00805297  
**Site Name:** EDGECLIFF VLG II ADDITION-10-17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,752  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,786  
**Land Acres<sup>\*</sup>:** 0.2246  
**Pool:** N

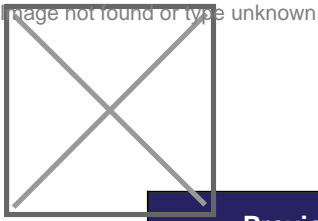
<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
TIMKANG JOSEVIE D  
**Primary Owner Address:**  
1413 LAMPLIGHTER LN  
FORT WORTH, TX 76134

**Deed Date:** 8/23/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222211186](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VALLEJO ANTHONY ANGELO	10/6/1998	00134700000217	0013470	0000217
MALONE KENNITH D	12/31/1900	000000000000000	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 <sup>+</sup>
2025	\$278,070	\$40,000	\$318,070	\$318,070
2024	\$278,070	\$40,000	\$318,070	\$296,801
2023	\$229,819	\$40,000	\$269,819	\$269,819
2022	\$118,933	\$40,000	\$158,933	\$149,306
2021	\$95,733	\$40,000	\$135,733	\$135,733
2020	\$121,031	\$40,000	\$161,031	\$139,151

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.