



**Address:** [6312 CLIFFSIDE DR](#)  
**City:** EDGECLIFF VILLAGE  
**Georeference:** 10930-1-2  
**Subdivision:** EDGECLIFF III ADDITION  
**Neighborhood Code:** 4S240G

**Latitude:** 32.6527869193  
**Longitude:** -97.3527767748  
**TAD Map:** 2042-356  
**MAPSCO:** TAR-090X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EDGECLIFF III ADDITION Block  
1 Lot 2

**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:** 1984

**Personal Property Account:** N/A

**Agent:** ROBERT OLA COMPANY LLC dba OLA TAX (00955)

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

**Site Number:** 00806226

**Site Name:** EDGECLIFF III ADDITION-1-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,456

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,645

**Land Acres<sup>\*</sup>:** 0.2902

**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:**

RAINBOLT PROPERTIES LLC

**Primary Owner Address:**

219 KIRKWOOD CT  
SUGAR LAND, TX 77478

**Deed Date:** 12/1/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213310942](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAINBOLT TERRELL J	5/5/2007	<a href="#">D211117165</a>	0000000	0000000
WS ACQUISITIONS LTD	5/4/2007	<a href="#">D207155345</a>	0000000	0000000
SECRETARY OF HUD	11/14/2006	<a href="#">D206405153</a>	0000000	0000000
CITIMORTGAGE INC	11/7/2006	<a href="#">D206359522</a>	0000000	0000000
RHODES CRYSTAL D ETAL	4/29/2005	<a href="#">D205128265</a>	0000000	0000000
LASKY KENNETH EST	3/24/2003	00167890000038	0016789	0000038
MURPHY KAREN	8/20/1993	00112010001396	0011201	0001396
SEC OF HUD	12/2/1992	00109580000358	0010958	0000358
FARM & HOME SAVINGS ASSN	12/1/1992	00108690000557	0010869	0000557
LANGSTON E L SULLINS;LANGSTON MATT	1/14/1986	00084280001762	0008428	0001762
E R V ENTERPRISES INC	11/4/1984	00079990001580	0007999	0001580
BETTER LIVING CORP	12/15/1983	00076930000120	0007693	0000120
GUMM PROPERTIES INC	12/31/1900	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 <sup>+</sup>
2025	\$131,924	\$35,000	\$166,924	\$166,924
2024	\$140,000	\$35,000	\$175,000	\$175,000
2023	\$136,000	\$35,000	\$171,000	\$171,000
2022	\$132,719	\$35,000	\$167,719	\$167,719
2021	\$95,000	\$35,000	\$130,000	\$130,000
2020	\$95,000	\$35,000	\$130,000	\$130,000

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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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.