

Tarrant Appraisal District

Property Information | PDF

Account Number: 00806226

Address: 6312 CLIFFSIDE DR City: EDGECLIFF VILLAGE **Georeference:** 10930-1-2

Subdivision: EDGECLIFF III ADDITION

Neighborhood Code: 4S240G

Geoglet Mapd 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

Latitude: 32.6527869193

TAD Map: 2042-356 MAPSCO: TAR-090X

Longitude: -97.3527767748

Site Name: EDGECLIFF III ADDITION-1-2 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,456 Percent Complete: 100%

Land Sqft*: 12,645 Land Acres*: 0.2902

Pool: N

+++ Rounded.

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

08-12-2025 Page 1

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAINBOLT TERRELL J	5/5/2007	D211117165	0000000	0000000
WS ACQUISITIONS LTD	5/4/2007	D207155345	0000000	0000000
SECRETARY OF HUD	11/14/2006	D206405153	0000000	0000000
CITIMORTGAGE INC	11/7/2006	D206359522	0000000	0000000
RHODES CRYSTAL D ETAL	4/29/2005	D205128265	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

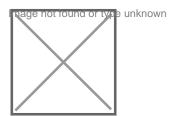
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
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.

08-12-2025 Page 2

⁺ 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.

08-12-2025 Page 3