



Address: [2012 GUMM RD](#)
City: EDGECLIFF VILLAGE
Georeference: 10930-3-12
Subdivision: EDGECLIFF III ADDITION
Neighborhood Code: 4S240G

Latitude: 32.6512824854
Longitude: -97.3495997873
TAD Map: 2042-356
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 III ADDITION Block
3 Lot 12

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: 1982

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 00806870

Site Name: EDGECLIFF III ADDITION-3-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,515

Percent Complete: 100%

Land Sqft^{*}: 11,777

Land Acres^{*}: 0.2703

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:

MCCORMICK ANN D.

Primary Owner Address:

2012 GUMM RD
FORT WORTH, TX 76134

Deed Date: 10/19/2022

Deed Volume:

Deed Page:

Instrument: [D22302075](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCORMICK ANN D;MCCORMICK GENE A	7/17/1998	00133300000560	0013330	0000560
PRATT MARCIA;PRATT RANDOLPH A	6/8/1985	00082430001402	0008243	0001402
HARRY L. BIGGS JR	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	\$258,720	\$35,000	\$293,720	\$293,720
2024	\$258,720	\$35,000	\$293,720	\$293,720
2023	\$260,895	\$35,000	\$295,895	\$278,361
2022	\$227,086	\$35,000	\$262,086	\$253,055
2021	\$228,964	\$35,000	\$263,964	\$230,050
2020	\$186,355	\$35,000	\$221,355	\$209,136

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.