



**Address:** [2025 TIPPY TERR](#)  
**City:** EDGECLIFF VILLAGE  
**Georeference:** 10930-5-16  
**Subdivision:** EDGECLIFF III ADDITION  
**Neighborhood Code:** 4S240G

**Latitude:** 32.6523952728  
**Longitude:** -97.350318399  
**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  
5 Lot 16

**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:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$268,141

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

**Site Number:** 00807257

**Site Name:** EDGECLIFF III ADDITION-5-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,939

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,470

**Land Acres<sup>\*</sup>:** 0.1944

**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:**

GONZALEZ VICTOR MANUEL  
RUIZ MARA MELISSA

**Primary Owner Address:**

2025 TIPPY TERRACE  
FORT WORTH, TX 76134

**Deed Date:** 6/1/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218118839](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOOTEN JONATHAN R	2/16/2016	<a href="#">D216032943</a>		
WORK REI LLP	7/15/2015	<a href="#">D215159874</a>		
WILLIS ROBERT L	5/14/2007	<a href="#">D207184454</a>	0000000	0000000
STAFFORD HUGH	12/4/1998	00135550000403	0013555	0000403
KILEKAS NICHOLAS JOSEPH	10/31/1995	00122010001471	0012201	0001471
KILEKAS NICHOLAS;KILEKAS SHERRY	12/11/1992	00108810001622	0010881	0001622
FIRING JOHN	10/14/1983	00076420001655	0007642	0001655
GUMM PROPERTIES INC	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	\$233,141	\$35,000	\$268,141	\$245,969
2024	\$233,141	\$35,000	\$268,141	\$223,608
2023	\$235,069	\$35,000	\$270,069	\$203,280
2022	\$204,697	\$35,000	\$239,697	\$184,800
2021	\$133,000	\$35,000	\$168,000	\$168,000
2020	\$133,000	\$35,000	\$168,000	\$168,000

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

- 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.