



**Address:** [2120 TIPPY TERR](#)  
**City:** EDGECLIFF VILLAGE  
**Georeference:** 10930-6-3  
**Subdivision:** EDGECLIFF III ADDITION  
**Neighborhood Code:** 4S240G

**Latitude:** 32.6528834271  
**Longitude:** -97.3517436097  
**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  
6 Lot 3

**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:** 1983

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 00807389

**Site Name:** EDGECLIFF III ADDITION-6-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,799

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,519

**Land Acres<sup>\*</sup>:** 0.2185

**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:**

SUMNER CINDY

**Primary Owner Address:**

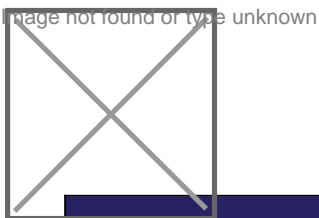
2120 TIPPY TERR  
FORT WORTH, TX 76134

**Deed Date:** 6/21/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217143066](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PAREDEZ REBECCA	11/8/2016	<a href="#">D217145675</a>		
PAREDEZ P PHAGAN;PAREDEZ REBECCA	7/23/1999	00139330000318	0013933	0000318
PHAGAN PATSY ALINE	6/28/1994	00116350000659	0011635	0000659
GRAVES DAVID;GRAVES SHELLEY	11/25/1992	00108680002290	0010868	0002290
RASUL AZIZ;RASUL MARTHA SUE	9/11/1987	00090700000685	0009070	0000685
RASUL AZIZ;RASUL HABIB	9/28/1983	00076270000980	0007627	0000980
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	\$222,397	\$35,000	\$257,397	\$257,397
2024	\$222,397	\$35,000	\$257,397	\$257,397
2023	\$224,251	\$35,000	\$259,251	\$243,442
2022	\$186,311	\$35,000	\$221,311	\$221,311
2021	\$196,896	\$35,000	\$231,896	\$208,357
2020	\$160,414	\$35,000	\$195,414	\$189,415

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.