



Address: [9 BEECHCREEK DR](#)
City: EDGECLIFF VILLAGE
Georeference: 44714H-A-5
Subdivision: VILLAGES AT EDGECLIFF SEC 2
Neighborhood Code: 4S240C

Latitude: 32.6549302285
Longitude: -97.3347198919
TAD Map: 2048-356
MAPSCO: TAR-090Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VILLAGES AT EDGECLIFF SEC
2 Block A Lot 5

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: 2010
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$401,255
Protest Deadline Date: 5/24/2024

Site Number: 41137515
Site Name: VILLAGES AT EDGECLIFF SEC 2-A-5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,865
Percent Complete: 100%
Land Sqft^{*}: 8,468
Land Acres^{*}: 0.1943
Pool: N

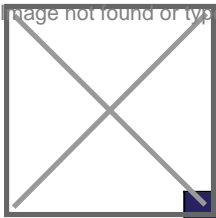
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
ARCINIEGA JUAN
ARCINIEGA JOSEFINA
Primary Owner Address:
9 BEECHCREEK DR
FORT WORTH, TX 76134-3424

Deed Date: 1/19/2011
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D211016977](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DR HORTON - TEXAS LTD	1/1/2006	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 ⁺
2025	\$351,255	\$50,000	\$401,255	\$376,274
2024	\$351,255	\$50,000	\$401,255	\$342,067
2023	\$349,000	\$50,000	\$399,000	\$310,970
2022	\$275,000	\$50,000	\$325,000	\$282,700
2021	\$207,000	\$50,000	\$257,000	\$257,000
2020	\$207,000	\$50,000	\$257,000	\$256,520

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.