



Address: [13 BEECHCREEK DR](#)
City: EDGECLIFF VILLAGE
Georeference: 44714H-A-7
Subdivision: VILLAGES AT EDGECLIFF SEC 2
Neighborhood Code: 4S240C

Latitude: 32.6544962621
Longitude: -97.3349400718
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 7

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: 2009
Personal Property Account: N/A
Agent: None
Notice Sent Date: 5/1/2025
Notice Value: \$463,771
Protest Deadline Date: 5/24/2024

Site Number: 41137531
Site Name: VILLAGES AT EDGECLIFF SEC 2-A-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,545
Percent Complete: 100%
Land Sqft^{*}: 13,390
Land Acres^{*}: 0.3073
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:
VIEYRA MYRIAM ETAL
Primary Owner Address:
13 BEECHCREEK DR
FT WORTH, TX 76134-3424

Deed Date: 7/6/2010
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D210164331](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------|----------|------------------|-------------|-----------|
| DR HORTON - TEXAS LTD | 1/1/2006 | 0000000000000000 | 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 | \$413,771 | \$50,000 | \$463,771 | \$463,771 |
| 2024 | \$413,771 | \$50,000 | \$463,771 | \$459,284 |
| 2023 | \$448,592 | \$50,000 | \$498,592 | \$417,531 |
| 2022 | \$374,671 | \$50,000 | \$424,671 | \$379,574 |
| 2021 | \$295,067 | \$50,000 | \$345,067 | \$345,067 |
| 2020 | \$264,740 | \$50,000 | \$314,740 | \$314,740 |

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.