



Address: [45 BEECHCREEK DR](#)
City: EDGECLIFF VILLAGE
Georeference: 44714H-B-7
Subdivision: VILLAGES AT EDGECLIFF SEC 2
Neighborhood Code: 4S240C

Latitude: 32.6567453337
Longitude: -97.3343483392
TAD Map: 2048-360
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 B 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: 2008
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 41137655
Site Name: VILLAGES AT EDGECLIFF SEC 2-B-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,977
Percent Complete: 100%
Land Sqft^{*}: 8,721
Land Acres^{*}: 0.2002
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:
LOURIDO HECTOR F
LOURIDO MIREYA
Primary Owner Address:
45 BEECHCREEK DR
FORT WORTH, TX 76134

Deed Date: 9/3/2015
Deed Volume:
Deed Page:
Instrument: [D215201457](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------|----------|----------------------------|-------------|-----------|
| KUMAR LATHA NAVARA;KUMAR RAJ | 1/2/2009 | D209002810 | 0000000 | 0000000 |
| 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 | \$358,504 | \$50,000 | \$408,504 | \$408,504 |
| 2024 | \$358,504 | \$50,000 | \$408,504 | \$408,504 |
| 2023 | \$388,157 | \$50,000 | \$438,157 | \$372,263 |
| 2022 | \$325,325 | \$50,000 | \$375,325 | \$338,421 |
| 2021 | \$257,655 | \$50,000 | \$307,655 | \$307,655 |
| 2020 | \$231,897 | \$50,000 | \$281,897 | \$281,897 |

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.