



Address: [49 BEECHCREEK DR](#)
City: EDGECLIFF VILLAGE
Georeference: 44714H-B-9
Subdivision: VILLAGES AT EDGECLIFF SEC 2
Neighborhood Code: 4S240C

Latitude: 32.6562990082
Longitude: -97.3343579032
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 9

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
Protest Deadline Date: 5/24/2024

Site Number: 41137671
Site Name: VILLAGES AT EDGECLIFF SEC 2-B-9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,801
Percent Complete: 100%
Land Sqft^{*}: 8,879
Land Acres^{*}: 0.2038
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:
MORALES GLENDA
MORALES JORGE MORALE
Primary Owner Address:
49 BEECHCREEK DR
FORT WORTH, TX 76134-3424

Deed Date: 8/30/2010
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D210213214](#)

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	\$264,922	\$50,000	\$314,922	\$314,922
2024	\$264,922	\$50,000	\$314,922	\$314,922
2023	\$279,000	\$50,000	\$329,000	\$329,000
2022	\$240,324	\$50,000	\$290,324	\$290,324
2021	\$190,205	\$50,000	\$240,205	\$240,205
2020	\$171,123	\$50,000	\$221,123	\$221,123

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

There are no exemptions for this property

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.