



Address: [5100 CLIFFROSE LN](#)
City: FORT WORTH
Georeference: 11069-4-10
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025A

Latitude: 32.693677963
Longitude: -97.4000152824
TAD Map: 2030-372
MAPSCO: TAR-089A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EDWARDS RANCH
RIVERHILLS ADD Block 4 Lot 10

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

State Code: A
Year Built: 2008
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$2,469,653
Protest Deadline Date: 5/24/2024

Site Number: 41297121
Site Name: EDWARDS RANCH RIVERHILLS ADD-4-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 5,757
Percent Complete: 100%
Land Sqft^{*}: 22,216
Land Acres^{*}: 0.5100
Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
SPLIT RAIL LIVING TRUST
Primary Owner Address:
5100 CLIFFROSE LN
FORT WORTH, TX 76109

Deed Date: 4/29/2024
Deed Volume:
Deed Page:
Instrument: [D224076221](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FARMER JEFFREY;FARMER KATHRYN	8/21/2007	D207301357	0000000	0000000
V FINE HOMES LP	8/21/2007	D207301356	0000000	0000000
RIVERHILLS RANCH LP	1/1/2007	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	\$2,047,549	\$422,104	\$2,469,653	\$2,469,653
2024	\$2,047,549	\$422,104	\$2,469,653	\$2,303,962
2023	\$1,687,636	\$464,314	\$2,151,950	\$2,094,511
2022	\$1,633,057	\$464,314	\$2,097,371	\$1,904,101
2021	\$1,266,687	\$464,314	\$1,731,001	\$1,731,001
2020	\$1,266,687	\$464,314	\$1,731,001	\$1,731,001

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.