



**Address:** [16 ELDERBROOK LN](#)  
**City:** EDGECLIFF VILLAGE  
**Georeference:** 44714K-B-2  
**Subdivision:** VILLAGES AT EDGECLIFF SECTION 4  
**Neighborhood Code:** 4S240J

**Latitude:** 32.6561321482  
**Longitude:** -97.3334243369  
**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  
SECTION 4 Block B Lot 2

**Jurisdictions:**

EDGECLIFF VILLAGE (008)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**Site Number:** 800072718  
**Site Name:** VILLAGES AT EDGECLIFF SECTION 4 Block B Lot 2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,936  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,735  
**Land Acres<sup>\*</sup>:** 0.1546  
**Pool:** N

**State Code:** A  
**Year Built:** 2022  
**Personal Property Account:** N/A  
**Agent:** OWNWELL INC (12140)  
**Protest Deadline Date:** 5/24/2024

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**

SENG GAM  
YAW LUM T

**Primary Owner Address:**

16 ELDERBROOK LN  
EDGECLIFF VILLAGE, TX 76134

**Deed Date:** 8/24/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222223142](#)

## 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 <sup>+</sup>
2025	\$175,016	\$90,000	\$265,016	\$265,016
2024	\$224,000	\$90,000	\$314,000	\$314,000
2023	\$263,349	\$90,000	\$353,349	\$353,349
0	\$0	\$0	\$0	\$0

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.