



**Address:** [1801 EDGECLIFF RD](#)  
**City:** EDGECLIFF VILLAGE  
**Georeference:** 10920-1-2  
**Subdivision:** EDGECLIFF ADDITION  
**Neighborhood Code:** 4S240A

**Latitude:** 32.6606954669  
**Longitude:** -97.3464851002  
**TAD Map:** 2042-360  
**MAPSCO:** TAR-090U



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

**PROPERTY DATA**

**Legal Description:** EDGECLIFF ADDITION Block 1  
Lot 2

**Jurisdictions:**  
EDGECLIFF VILLAGE (008)  
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:** 1959  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/15/2025

**Site Number:** 00798967  
**Site Name:** EDGECLIFF ADDITION-1-2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,612  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 64,886  
**Land Acres<sup>\*</sup>:** 1.4896  
**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:**

BEINLICH RANDY A

**Primary Owner Address:**

1801 EDGECLIFF RD  
FORT WORTH, TX 76134-1122

**Deed Date:** 10/18/1991

**Deed Volume:** 0010421

**Deed Page:** 0000320

**Instrument:** 00104210000320

| Previous Owners | Date       | Instrument       | Deed Volume | Deed Page |
|-----------------|------------|------------------|-------------|-----------|
| HUDSON ORAS M   | 12/31/1900 | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$0                | \$0         | \$0          | \$0                          |
| 2024 | \$127,641          | \$52,136    | \$179,777    | \$179,777                    |
| 2023 | \$130,563          | \$52,136    | \$182,699    | \$176,405                    |
| 2022 | \$108,232          | \$52,136    | \$160,368    | \$160,368                    |
| 2021 | \$100,675          | \$52,136    | \$152,811    | \$152,811                    |
| 2020 | \$92,694           | \$52,136    | \$144,830    | \$144,830                    |

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.