



## LOCATION

**Address:** [2004 ARTHUR DR](#)  
**City:** EDGECLIFF VILLAGE  
**Georeference:** 10940-8-2  
**Subdivision:** EDGECLIFF WEST ADDITION  
**Neighborhood Code:** 4S240F

**Latitude:** 32.6562699887  
**Longitude:** -97.3492068903  
**TAD Map:** 2042-356  
**MAPSCO:** TAR-090Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EDGECLIFF WEST ADDITION  
Block 8 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:** 1965

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 00809179  
**Site Name:** EDGECLIFF WEST ADDITION-8-2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,922  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,610  
**Land Acres<sup>\*</sup>:** 0.1976  
**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

FLORES RAMIRO  
FLORES IRMA F

**Primary Owner Address:**

2004 ARTHUR DR  
FORT WORTH, TX 76134-1806

**Deed Date:** 4/4/2008  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D208128994](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PINYAN BILLY RAY	4/25/2007	<a href="#">D208128992</a>	0000000	0000000
PINYAN BEATRICE EST;PINYAN BILLY R	12/31/1900	00062050000724	0006205	0000724

## VALUES

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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	\$194,439	\$30,000	\$224,439	\$198,761
2023	\$163,761	\$30,000	\$193,761	\$180,692
2022	\$138,232	\$30,000	\$168,232	\$164,265
2021	\$119,332	\$30,000	\$149,332	\$149,332
2020	\$121,597	\$30,000	\$151,597	\$139,093

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

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- 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.