

## LOCATION

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**Address:** [2111 RIDGECLIFF DR](#)  
**City:** KELLER  
**Georeference:** 5968-7-3-70  
**Subdivision:** BURSEY RANCH ADDITION  
**Neighborhood Code:** 3K310C

**Latitude:** 32.8951313647  
**Longitude:** -97.2429804852  
**TAD Map:** 2078-444  
**MAPSCO:** TAR-037F



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** BURSEY RANCH ADDITION  
Block 7 Lot 3 PER PLAT 388-206-50

**Jurisdictions:**

CITY OF KELLER (013)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 1989

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06192300

**Site Name:** BURSEY RANCH ADDITION-7-3-70

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,682

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,008

**Land Acres<sup>\*</sup>:** 0.1838

**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

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**Current Owner:**

TORIAN VIVIAN L

**Primary Owner Address:**

2111 RIDGECLIFF DR  
KELLER, TX 76248

**Deed Date:** 4/12/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216075106](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PERRY RYAN J	10/1/2014	<a href="#">D214216175</a>		
PEFFERKORN VA IRREV TRUST	7/12/2011	<a href="#">D214208161</a>		
PEFFERKORN DONALD;PEFFERKORN EVELYN	7/24/2009	<a href="#">D209200517</a>	0000000	0000000
LIPPERDT GLENN W;LIPPERDT TERESA	6/29/1998	00132980000117	0013298	0000117
BOWER J KYLE;BOWER PAULA J	11/30/1989	00097780000436	0009778	0000436
JAY DAVIS BLDG CORP	9/1/1989	00096990001719	0009699	0001719
BURSEY RANCH JV	1/1/1987	00000000000000	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	\$258,885	\$78,115	\$337,000	\$291,108
2023	\$262,250	\$78,115	\$340,365	\$264,644
2022	\$197,222	\$78,115	\$275,337	\$240,585
2021	\$178,714	\$40,000	\$218,714	\$218,714
2020	\$192,568	\$40,000	\$232,568	\$232,568

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.