



Address: [3713 DUNCAN DR](#)
City: FOREST HILL
Georeference: 14260-2-27
Subdivision: FOREST OAKS ADDITION-FOREST HL
Neighborhood Code: 1H070H

Latitude: 32.6724814613
Longitude: -97.2695832513
TAD Map: 2066-364
MAPSCO: TAR-092Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOREST OAKS ADDITION-
FOREST HL Block 2 Lot 27

Jurisdictions:

CITY OF FOREST HILL (010)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1951

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$165,231

Protest Deadline Date: 5/24/2024

Site Number: 00952028

Site Name: FOREST OAKS ADDITION-FOREST HL-2-27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,008

Percent Complete: 100%

Land Sqft^{*}: 9,000

Land Acres^{*}: 0.2066

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:

GONZALEZ JUAN MANUEL

Primary Owner Address:

3713 DUNCAN DR
FOREST HILL, TX 76119-6722

Deed Date: 12/4/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208455035](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GONZALEZ JUAN M;GONZALEZ RITA L	9/29/1995	00121270001454	0012127	0001454
SEC OF HUD	9/7/1994	00119180001433	0011918	0001433
ITT RESIDENTIAL CAPITAL CORP	9/6/1994	00117220001785	0011722	0001785
ARCHER PATRICIA;ARCHER WILLIE R	8/31/1988	00093700000745	0009370	0000745
PRUITT TONI	2/24/1988	00091990001973	0009199	0001973
APPRAISAL DATA INC	2/3/1988	00091850001668	0009185	0001668
GRAHAM WOODROW	1/13/1986	00084250001577	0008425	0001577
R O HOBBS	12/31/1900	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 ⁺
2025	\$138,231	\$27,000	\$165,231	\$71,848
2024	\$138,231	\$27,000	\$165,231	\$65,316
2023	\$147,609	\$27,000	\$174,609	\$59,378
2022	\$119,817	\$9,000	\$128,817	\$53,980
2021	\$65,960	\$9,000	\$74,960	\$49,073
2020	\$52,522	\$9,000	\$61,522	\$44,612

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.