



Address: [3805 DUNCAN DR](#)
City: FOREST HILL
Georeference: 14260-3-17
Subdivision: FOREST OAKS ADDITION-FOREST HL
Neighborhood Code: 1H070H

Latitude: 32.6724706784
Longitude: -97.2688032812
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 3 Lot 17

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: 1954

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$171,062

Protest Deadline Date: 5/24/2024

Site Number: 00952311

Site Name: FOREST OAKS ADDITION-FOREST HL-3-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,058

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:

CHAVEZ MIGUEL A
CHAVEZ ELVIA ROCHA

Primary Owner Address:

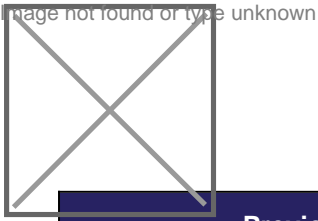
3805 DUNCAN DR
FORT WORTH, TX 76119-6724

Deed Date: 3/21/1995

Deed Volume: 0011914

Deed Page: 0001084

Instrument: 00119140001084



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARRIS ANNIE C EST	5/20/1992	00106940001499	0010694	0001499
MCDONALD MICHAEL E;MCDONALD TERRI	6/3/1991	00102770000833	0010277	0000833
HARRIS ANNIE C ESTATE	6/24/1987	00000000000000	0000000	0000000
HARRIS ANNIE C	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	\$144,062	\$27,000	\$171,062	\$74,960
2024	\$144,062	\$27,000	\$171,062	\$68,145
2023	\$153,742	\$27,000	\$180,742	\$61,950
2022	\$125,112	\$9,000	\$134,112	\$56,318
2021	\$69,619	\$9,000	\$78,619	\$51,198
2020	\$55,642	\$9,000	\$64,642	\$46,544

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.