



Address: [4012 DUNCAN DR](#)
City: FOREST HILL
Georeference: 14260-5-29
Subdivision: FOREST OAKS ADDITION-FOREST HL
Neighborhood Code: 1H070H

Latitude: 32.6719179973
Longitude: -97.2661619627
TAD Map: 2072-364
MAPSCO: TAR-092R



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

PROPERTY DATA

Legal Description: FOREST OAKS ADDITION-
FOREST HL Block 5 Lot 29

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: \$197,631

Protest Deadline Date: 5/24/2024

Site Number: 00952974

Site Name: FOREST OAKS ADDITION-FOREST HL-5-29

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,212

Percent Complete: 100%

Land Sqft^{*}: 16,814

Land Acres^{*}: 0.3859

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:

RAMIREZ DEMETRIO FLORES
FLORES TERESA ESPINO-RAMIREZ
FLORES LIZBETH

Primary Owner Address:

4012 DUNCAN DR
FOREST HILL, TX 76119

Deed Date: 1/19/2021

Deed Volume:

Deed Page:

Instrument: [D221031163](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLORES LIZBETH;LE CINDY;RAMIREZ DEMETRIO FLORES;RAMIREZ TERESA ESPINO	3/5/2020	D220053841		
LE CINDY	3/15/2008	D208151751	0000000	0000000
FLORES-RAMIREZ DEMETRIO ETAL	10/11/2007	D207388384	0000000	0000000
LE CINDY	10/10/2007	D207364144	0000000	0000000
MASON BETTY C;MASON JAMES JR	7/24/2006	D206262674	0000000	0000000
MASON JAMES H JR;MASON MYRON E	5/31/2005	D205152585	0000000	0000000
MASON ETHELLE	4/30/1992	00106180002292	0010618	0002292
NIEDERBRACH BETTY;NIEDERBRACH GREGG	9/8/1987	00090660001860	0009066	0001860
HEAD DEBORAH;HEAD JIMMIE R	3/3/1983	00074560001663	0007456	0001663
GLORIA J ALEXANDER ETAL	3/1/1983	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	\$160,817	\$36,814	\$197,631	\$115,664
2024	\$160,817	\$36,814	\$197,631	\$105,149
2023	\$171,399	\$36,814	\$208,213	\$95,590
2022	\$140,177	\$16,814	\$156,991	\$86,900
2021	\$62,186	\$16,814	\$79,000	\$79,000
2020	\$62,186	\$16,814	\$79,000	\$79,000

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.