



Address: [4009 DUNCAN DR](#)
City: FOREST HILL
Georeference: 14260-6-9
Subdivision: FOREST OAKS ADDITION-FOREST HL
Neighborhood Code: 1H070H

Latitude: 32.6724568544
Longitude: -97.2663918788
TAD Map: 2066-364
MAPSCO: TAR-092R



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 6 Lot 9

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: \$215,045

Protest Deadline Date: 5/24/2024

Site Number: 00953148

Site Name: FOREST OAKS ADDITION-FOREST HL-6-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,524

Percent Complete: 100%

Land Sqft^{*}: 8,625

Land Acres^{*}: 0.1980

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:

PERALTA HUGO

Primary Owner Address:

4009 DUNCAN DR
FOREST HILL, TX 76119-6819

Deed Date: 7/18/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209197895](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|------------|----------------------------|-------------|-----------|
| DFW INVESTOR GROUP INC | 12/7/2007 | D207437226 | 0000000 | 0000000 |
| SECRETARY OF HUD | 6/7/2007 | D207277080 | 0000000 | 0000000 |
| CHASE HOME FINANCE LLC | 6/5/2007 | D207202253 | 0000000 | 0000000 |
| O'NEAL CYNTHIA G | 1/6/2005 | D205025262 | 0000000 | 0000000 |
| HUNT CYNTHIA G | 7/7/2000 | 00144290000021 | 0014429 | 0000021 |
| GILLEY BRIAN;GILLEY CHARLOTTE | 6/13/1994 | 00116230000232 | 0011623 | 0000232 |
| ROYALTY BONNIE J | 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 | \$189,170 | \$25,875 | \$215,045 | \$109,197 |
| 2024 | \$189,170 | \$25,875 | \$215,045 | \$99,270 |
| 2023 | \$201,429 | \$25,875 | \$227,304 | \$90,245 |
| 2022 | \$165,443 | \$8,625 | \$174,068 | \$82,041 |
| 2021 | \$95,627 | \$8,625 | \$104,252 | \$74,583 |
| 2020 | \$77,400 | \$8,625 | \$86,025 | \$67,803 |

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.