



Address: [4317 ROWAN DR](#)
City: FORT WORTH
Georeference: 24475-1-5R1
Subdivision: LUTHERS CREEK ADDITION
Neighborhood Code: 4R003A

Latitude: 32.7105158256
Longitude: -97.426526901
TAD Map: 2018-376
MAPSCO: TAR-074T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LUTHERS CREEK ADDITION
Block 1 Lot 5R1

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1977

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$563,777

Protest Deadline Date: 5/24/2024

Site Number: 01619195

Site Name: LUTHERS CREEK ADDITION-1-5R1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,492

Percent Complete: 100%

Land Sqft^{*}: 6,750

Land Acres^{*}: 0.1549

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:

GOODMAN GERRY

GOODMAN MARGARET

Primary Owner Address:

4317 ROWAN DR
FORT WORTH, TX 76116-8113

Deed Date: 4/12/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212089426](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEHNKE RALPH R EST	10/16/1990	00100780001296	0010078	0001296
FDIC-NORTHWEST BANK	10/3/1989	00097240000643	0009724	0000643
CURTIS GRANT	7/21/1987	00090240001589	0009024	0001589
NORTHWEST BANK	5/22/1987	00090110000392	0009011	0000392
BAKER JERRY	12/12/1983	00076890001292	0007689	0001292
BAKER JERRY	12/9/1983	00076890001292	0007689	0001292
GEORGE R ALEXANDER JR	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	\$453,777	\$110,000	\$563,777	\$552,466
2024	\$453,777	\$110,000	\$563,777	\$502,242
2023	\$395,062	\$110,000	\$505,062	\$456,584
2022	\$313,753	\$110,000	\$423,753	\$415,076
2021	\$299,873	\$110,000	\$409,873	\$377,342
2020	\$283,136	\$110,000	\$393,136	\$343,038

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.