



**Address:** [4012 REAGAN DR](#)  
**City:** FORT WORTH  
**Georeference:** 34250-8-6  
**Subdivision:** RIDGECREST ADDITION-FORT WORTH  
**Neighborhood Code:** 4W003P

**Latitude:** 32.7113641511  
**Longitude:** -97.449366658  
**TAD Map:** 2012-380  
**MAPSCO:** TAR-073V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIDGECREST ADDITION-FORT WORTH Block 8 Lot 6

**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)

**Site Number:** 02385333

**Site Name:** RIDGECREST ADDITION-FORT WORTH-8-6

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,045

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,060

**Land Acres<sup>\*</sup>:** 0.2768

**Pool:** N

**State Code:** A

**Year Built:** 1957

**Personal Property Account:** N/A

**Agent:** TEXAS TAX PROTEST (05909)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$276,462

**Protest Deadline Date:** 5/24/2024

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

VILLARREAL VICTOR R

**Primary Owner Address:**

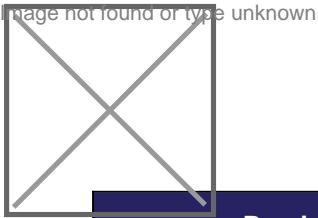
4012 REAGAN DR  
FORT WORTH, TX 76116

**Deed Date:** 5/26/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215110757](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HANDLEY JANICE R	6/27/2012	0000000000000000	0000000	0000000
HANDLEY J;HANDLEY ROBERT K EST	12/31/1900	0000000000000000	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 <sup>+</sup>
2025	\$251,462	\$25,000	\$276,462	\$263,245
2024	\$251,462	\$25,000	\$276,462	\$239,314
2023	\$266,887	\$25,000	\$291,887	\$217,558
2022	\$218,000	\$25,000	\$243,000	\$197,780
2021	\$154,800	\$25,000	\$179,800	\$179,800
2020	\$154,175	\$25,000	\$179,175	\$179,175

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.