



**Address:** [4013 ROTHINGTON RD](#)  
**City:** FORT WORTH  
**Georeference:** 34345-23-12  
**Subdivision:** RIDGLEA HILLS ADDITION  
**Neighborhood Code:** 4R003C

**Latitude:** 32.7116284975  
**Longitude:** -97.4362402294  
**TAD Map:** 2018-380  
**MAPSCO:** TAR-074S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIDGLEA HILLS ADDITION  
Block 23 Lot 12

**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:** 1955

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02407825

**Site Name:** RIDGLEA HILLS ADDITION-23-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,544

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 14,500

**Land Acres<sup>\*</sup>:** 0.3328

**Pool:** N

<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:**

COFFEY AUSTIN

SLUSHER MORGAN

**Primary Owner Address:**

4013 ROTHINGTON RD  
FORT WORTH, TX 76116

**Deed Date:** 3/22/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223046989](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORGAN BENJAMIN;MORGAN GRACE A	10/27/2016	<a href="#">D216254293</a>		
TREVINO DAVID	10/2/2012	<a href="#">D212246590</a>	0000000	0000000
WOOD CYNTHIA B	5/31/2006	<a href="#">D206163873</a>	0000000	0000000
CREST REAL EST HOLDINGS LTD	2/5/2004	<a href="#">D204045534</a>	0000000	0000000
CALKINS WILLIAM J	1/26/1999	00136300000448	0013630	0000448
MCFARLIN TERESA A ETAL	5/23/1997	00127810000108	0012781	0000108
JOE PHILLIP KANE	2/15/1994	00114800001228	0011480	0001228
JOE JIMMIE	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 <sup>+</sup>
2025	\$267,968	\$110,000	\$377,968	\$377,968
2024	\$267,968	\$110,000	\$377,968	\$377,968
2023	\$204,684	\$110,000	\$314,684	\$314,684
2022	\$182,402	\$110,000	\$292,402	\$292,402
2021	\$162,302	\$110,000	\$272,302	\$267,958
2020	\$133,598	\$110,000	\$243,598	\$243,598

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

There are no exemptions for this property

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.