



Address: [3971 SHANNON DR](#)
City: FORT WORTH
Georeference: 34345-35-5
Subdivision: RIDGLEA HILLS ADDITION
Neighborhood Code: 4R003A

Latitude: 32.7131329236
Longitude: -97.4345990459
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 35 Lot 5
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: 1954
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$529,208
Protest Deadline Date: 5/24/2024

Site Number: 02410370
Site Name: RIDGLEA HILLS ADDITION-35-5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,268
Percent Complete: 100%
Land Sqft^{*}: 15,000
Land Acres^{*}: 0.3443
Pool: N

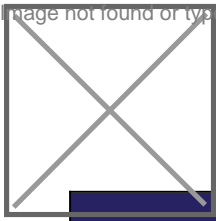
⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
BUTTS GARY A
Primary Owner Address:
3971 SHANNON DR
FORT WORTH, TX 76116-7929

Deed Date: 4/4/2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D213085504](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KENSINGER AMY;KENSINGER WILLIAM E	4/15/2005	D205107198	0000000	0000000
SIERRA EAGLE INC	10/8/2004	D204318803	0000000	0000000
GAMBILL LOUIS G;GAMBILL MARY W	6/3/1998	000000000000000	0000000	0000000
GAMBILL LOUIS G;GAMBILL MARY WARD	1/27/1998	00130620000377	0013062	0000377
RODERICK RICHARD	12/31/1900	000000000000000	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	\$365,000	\$110,000	\$475,000	\$475,000
2024	\$419,208	\$110,000	\$529,208	\$439,230
2023	\$364,395	\$110,000	\$474,395	\$399,300
2022	\$287,896	\$110,000	\$397,896	\$363,000
2021	\$220,000	\$110,000	\$330,000	\$330,000
2020	\$220,000	\$110,000	\$330,000	\$330,000

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

- 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.