



Address: [3962 ANGUS DR](#)
City: FORT WORTH
Georeference: 34345-35-16
Subdivision: RIDGLEA HILLS ADDITION
Neighborhood Code: 4R003A

Latitude: 32.7133286217
Longitude: -97.4341633803
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 16

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
Notice Sent Date: 4/15/2025
Notice Value: \$525,000
Protest Deadline Date: 5/24/2024

Site Number: 02410494
Site Name: RIDGLEA HILLS ADDITION-35-16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,454
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:
THARP DONNELL R
Primary Owner Address:
3962 ANGUS DR
FORT WORTH, TX 76116

Deed Date: 11/16/2016
Deed Volume:
Deed Page:
Instrument: [D216269385](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCNEELY MINNIE;MCNEELY ROBERT J	12/31/1900	00028960000008	0002896	0000008



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	\$415,000	\$110,000	\$525,000	\$525,000
2024	\$415,000	\$110,000	\$525,000	\$500,323
2023	\$368,000	\$110,000	\$478,000	\$454,839
2022	\$317,964	\$110,000	\$427,964	\$413,490
2021	\$265,900	\$110,000	\$375,900	\$375,900
2020	\$265,900	\$110,000	\$375,900	\$375,900

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)
- DISABLED VET 10 to 29 PCT 11.22

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.