



**Address:** [4013 ANGUS DR](#)  
**City:** FORT WORTH  
**Georeference:** 34345-37-3  
**Subdivision:** RIDGLEA HILLS ADDITION  
**Neighborhood Code:** 4R003A

**Latitude:** 32.7124154142  
**Longitude:** -97.4328572003  
**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 37 Lot 3

**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:** 02410664  
**Site Name:** RIDGLEA HILLS ADDITION-37-3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,510  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 11,500  
**Land Acres<sup>\*</sup>:** 0.2640  
**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:**

CHACON GILBERT  
LANCASTER EMMA

**Primary Owner Address:**

4013 ANGUS DR  
FORT WORTH, TX 76116

**Deed Date:** 3/15/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219057004](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMY LANE LLC	9/27/2018	<a href="#">D218217133</a>		
TEXAN MUTUAL LLC	9/26/2018	<a href="#">D218215574</a>		
AMY LANE LLC	9/23/2018	<a href="#">D218217133</a>		
MERRILL CATHERINE PATRICIA EST	3/21/1980	0000000000000000	0000000	0000000
MERRILL PATRICIA;MERRILL WILLIAM	12/31/1900	00040320000650	0004032	0000650

## 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	\$468,140	\$110,000	\$578,140	\$578,140
2024	\$468,140	\$110,000	\$578,140	\$578,140
2023	\$445,735	\$110,000	\$555,735	\$555,735
2022	\$345,000	\$110,000	\$455,000	\$455,000
2021	\$310,000	\$110,000	\$420,000	\$420,000
2020	\$328,652	\$110,000	\$438,652	\$438,652

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.