



Address: [3955 ROWAN DR](#)
City: FORT WORTH
Georeference: 34345-44A-17R2
Subdivision: RIDGLEA HILLS ADDITION
Neighborhood Code: 4R003A

Latitude: 32.714184309
Longitude: -97.4324832257
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 44A Lot 17R2

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: 1977
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 02412195
Site Name: RIDGLEA HILLS ADDITION-44A-17R2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,637
Percent Complete: 100%
Land Sqft^{*}: 12,183
Land Acres^{*}: 0.2796
Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
SHRADER RODNEY
SHRADER ALEXIS W
Primary Owner Address:
3955 ROWAN DR
FORT WORTH, TX 76116

Deed Date: 11/21/2014
Deed Volume:
Deed Page:
Instrument: [D214255318](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCKNIGHT JOHN B	12/20/2002	00162460000029	0016246	0000029
JONES JERRY C	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 ⁺
2025	\$666,500	\$137,500	\$804,000	\$804,000
2024	\$702,500	\$137,500	\$840,000	\$840,000
2023	\$632,500	\$137,500	\$770,000	\$770,000
2022	\$616,570	\$137,500	\$754,070	\$754,070
2021	\$555,057	\$137,500	\$692,557	\$692,557
2020	\$575,606	\$110,000	\$685,606	\$685,606

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.