



Address: [3959 ROWAN DR](#)
City: FORT WORTH
Georeference: 34345-44A-18
Subdivision: RIDGLEA HILLS ADDITION
Neighborhood Code: 4R003A

Latitude: 32.7139908426
Longitude: -97.4320258848
TAD Map: 2018-380
MAPSCO: TAR-074T



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 18

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: 1976

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Notice Sent Date: 4/15/2025

Notice Value: \$934,000

Protest Deadline Date: 5/24/2024

Site Number: 02412209

Site Name: RIDGLEA HILLS ADDITION-44A-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,408

Percent Complete: 100%

Land Sqft^{*}: 22,954

Land Acres^{*}: 0.5269

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:

SHOPTAUGH JULIE A A

Primary Owner Address:

3959 ROWAN DR
FORT WORTH, TX 76116

Deed Date: 12/1/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205372278](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GREENWELL JANET F	7/13/1995	00120270000662	0012027	0000662
MCLELAND DAN	8/1/1982	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	\$590,250	\$343,750	\$934,000	\$934,000
2024	\$590,250	\$343,750	\$934,000	\$861,594
2023	\$486,878	\$343,750	\$830,628	\$783,267
2022	\$397,277	\$343,750	\$741,027	\$712,061
2021	\$395,354	\$343,750	\$739,104	\$647,328
2020	\$335,671	\$275,000	\$610,671	\$588,480

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.