



**Address:** [4001 ROWAN DR](#)  
**City:** FORT WORTH  
**Georeference:** 34345-44A-19  
**Subdivision:** RIDGLEA HILLS ADDITION  
**Neighborhood Code:** 4R003A

**Latitude:** 32.7138177448  
**Longitude:** -97.4317350545  
**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 19

**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:** 1964  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$811,324  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02412217  
**Site Name:** RIDGLEA HILLS ADDITION-44A-19  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,559  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 16,172  
**Land Acres<sup>\*</sup>:** 0.3700  
**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:**  
CAPLE MARY SUE  
**Primary Owner Address:**  
4001 ROWAN DR  
FORT WORTH, TX 76116-7907

**Deed Date:** 3/23/2011  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAPLE JOHN W EST	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 <sup>+</sup>
2025	\$467,574	\$343,750	\$811,324	\$777,345
2024	\$467,574	\$343,750	\$811,324	\$706,677
2023	\$408,412	\$343,750	\$752,162	\$642,434
2022	\$316,501	\$343,750	\$660,251	\$584,031
2021	\$302,413	\$343,750	\$646,163	\$530,937
2020	\$262,563	\$275,000	\$537,563	\$482,670

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.