



Address: [4017 ROWAN DR](#)
City: FORT WORTH
Georeference: 34345-44A-22
Subdivision: RIDGLEA HILLS ADDITION
Neighborhood Code: 4R003A

Latitude: 32.7134542389
Longitude: -97.430844391
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 22

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: 1968
Personal Property Account: N/A
Agent: NORTH TEXAS PROPERTY TAX SERV (00855)
Notice Sent Date: 4/15/2025
Notice Value: \$767,723
Protest Deadline Date: 5/24/2024

Site Number: 02412241
Site Name: RIDGLEA HILLS ADDITION-44A-22
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,309
Percent Complete: 100%
Land Sqft^{*}: 31,014
Land Acres^{*}: 0.7119
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:
KENNEDY DEREK R
Primary Owner Address:
4017 ROWAN DR
FORT WORTH, TX 76116

Deed Date: 12/12/1997
Deed Volume: 0013010
Deed Page: 0000272
Instrument: 00130100000272

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CROWDER HELEN L;CROWDER JOHN M	9/2/1997	00129080000028	0012908	0000028
MCDONIEL RAY	11/14/1995	00121810001969	0012181	0001969
CROWDER HELEN;CROWDER JOHN M	7/16/1984	00078890002274	0007889	0002274
KORMAN;KORMAN ROBERT	9/1/1983	00000000000000	0000000	0000000
VIRGINIA R BURTON	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	\$333,038	\$326,562	\$659,600	\$659,600
2024	\$441,161	\$326,562	\$767,723	\$742,884
2023	\$447,754	\$326,562	\$774,316	\$675,349
2022	\$361,438	\$326,562	\$688,000	\$613,954
2021	\$322,439	\$326,562	\$649,001	\$558,140
2020	\$246,150	\$261,250	\$507,400	\$507,400

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.