



Address: [4117 ROWAN DR](#)
City: FORT WORTH
Georeference: 34345-44A-27
Subdivision: RIDGLEA HILLS ADDITION
Neighborhood Code: 4R003A

Latitude: 32.7126882977
Longitude: -97.4294673369
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 27

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: None
Protest Deadline Date: 5/24/2024

Site Number: 02412306
Site Name: RIDGLEA HILLS ADDITION-44A-27
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,009
Percent Complete: 100%
Land Sqft^{*}: 33,697
Land Acres^{*}: 0.7735
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:
GASPARINI MICHAEL D
Primary Owner Address:
4117 ROWAN DR
FORT WORTH, TX 76116-8067

Deed Date: 8/20/1996
Deed Volume: 0012490
Deed Page: 0002047
Instrument: 00124900002047

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILSON WARREN D	12/31/1900	0000000000000000	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	\$523,028	\$309,375	\$832,403	\$832,403
2024	\$523,028	\$309,375	\$832,403	\$832,403
2023	\$455,069	\$309,375	\$764,444	\$764,444
2022	\$360,911	\$309,375	\$670,286	\$670,286
2021	\$344,859	\$309,375	\$654,234	\$571,506
2020	\$305,849	\$247,500	\$553,349	\$519,551

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.