



Address: [4404 ANGUS DR](#)
City: FORT WORTH
Georeference: 34345-50-1
Subdivision: RIDGLEA HILLS ADDITION
Neighborhood Code: 4R003A

Latitude: 32.7071413383
Longitude: -97.4300187236
TAD Map: 2018-376
MAPSCO: TAR-074X



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 50 Lot 1

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)

Site Number: 02413019
Site Name: RIDGLEA HILLS ADDITION-50-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,269
Percent Complete: 100%
Land Sqft^{*}: 11,700
Land Acres^{*}: 0.2685

State Code: A

Year Built: 1956

Personal Property Account: N/A

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00314)

Notice Sent Date: 4/15/2025

Notice Value: \$545,294

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
BERRY STEVEN J
Primary Owner Address:
4404 ANGUS DR
FORT WORTH, TX 76116

Deed Date: 12/30/2004
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D205000629](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAW JO ANN NELSON	6/2/1994	00116010002392	0011601	0002392
NELSON JEAN O	8/20/1988	000000000000000	0000000	0000000
NELSON FLORENCE L;NELSON JEAN O	3/22/1971	00050160000780	0005016	0000780

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	\$407,794	\$137,500	\$545,294	\$483,153
2024	\$407,794	\$137,500	\$545,294	\$439,230
2023	\$352,872	\$137,500	\$490,372	\$399,300
2022	\$272,500	\$137,500	\$410,000	\$363,000
2021	\$263,760	\$137,500	\$401,260	\$330,000
2020	\$162,500	\$137,500	\$300,000	\$300,000

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.