



Address: [4312 ANGUS DR](#)
City: FORT WORTH
Georeference: 34345-50-3
Subdivision: RIDGLEA HILLS ADDITION
Neighborhood Code: 4R003A

Latitude: 32.707557604
Longitude: -97.4303371341
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 3

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: 02413035
Site Name: RIDGLEA HILLS ADDITION-50-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,692
Percent Complete: 100%
Land Sqft^{*}: 12,194
Land Acres^{*}: 0.2799
Pool: N

State Code: A

Year Built: 1955

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$425,000

Protest Deadline Date: 5/24/2024

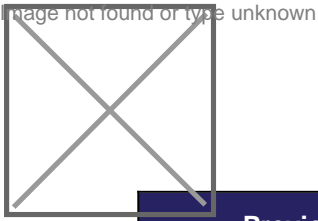
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
SKINNER MELANI MICHELLE
Primary Owner Address:
4312 ANGUS DR
FORT WORTH, TX 76116-8058

Deed Date: 7/11/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D212166829](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WADE WALTINA MORGAN EST	11/16/2002	000000000000000	0000000	0000000
WADE H F EST JR	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 ⁺
2025	\$287,500	\$137,500	\$425,000	\$425,000
2024	\$287,500	\$137,500	\$425,000	\$389,743
2023	\$296,186	\$137,500	\$433,686	\$354,312
2022	\$238,185	\$137,500	\$375,685	\$322,102
2021	\$198,084	\$137,500	\$335,584	\$292,820
2020	\$142,500	\$137,500	\$280,000	\$266,200

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.