



Address: [4424 ANGUS DR](#)
City: FORT WORTH
Georeference: 34345-50-25
Subdivision: RIDGLEA HILLS ADDITION
Neighborhood Code: 4R003A

Latitude: 32.7061664047
Longitude: -97.4291983125
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 25

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: 1977
Personal Property Account: N/A
Agent: TEXAS PROPERTY TAX REDUCTIONS LLC (00224)
Notice Sent Date: 4/15/2025
Notice Value: \$431,390
Protest Deadline Date: 5/24/2024

Site Number: 02413248
Site Name: RIDGLEA HILLS ADDITION-50-25
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,594
Percent Complete: 100%
Land Sqft^{*}: 12,350
Land Acres^{*}: 0.2835
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:
STURBIN JOHN S JR
Primary Owner Address:
4424 ANGUS DR
FORT WORTH, TX 76116-9126

Deed Date: 10/30/1991
Deed Volume: 0010431
Deed Page: 0002364
Instrument: 00104310002364

Previous Owners	Date	Instrument	Deed Volume	Deed Page
O'ROURKE DENNIS;O'ROURKE ISABEL	12/30/1986	00087930000131	0008793	0000131
SMITH CHERYL GIVENS	11/5/1984	00079980000018	0007998	0000018
DAVID SMITH	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	\$321,390	\$110,000	\$431,390	\$413,303
2024	\$321,390	\$110,000	\$431,390	\$375,730
2023	\$279,845	\$110,000	\$389,845	\$341,573
2022	\$200,521	\$110,000	\$310,521	\$310,521
2021	\$212,495	\$110,000	\$322,495	\$293,016
2020	\$200,655	\$110,000	\$310,655	\$266,378

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.