



**Address:** [4508 ANGUS DR](#)  
**City:** FORT WORTH  
**Georeference:** 34345-50-28  
**Subdivision:** RIDGLEA HILLS ADDITION  
**Neighborhood Code:** 4R003A

**Latitude:** 32.7054381544  
**Longitude:** -97.42914785  
**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 28

**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:** 1961

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02413272

**Site Name:** RIDGLEA HILLS ADDITION-50-28

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,080

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,700

**Land Acres<sup>\*</sup>:** 0.2685

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

VAN NOSTRAND KATHRYN D

**Primary Owner Address:**

4354 WIND CHIME CT  
FORT WORTH, TX 76133

**Deed Date:** 4/8/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216072527](#)

| Previous Owners                    | Date       | Instrument                 | Deed Volume | Deed Page |
|------------------------------------|------------|----------------------------|-------------|-----------|
| VAN NOSTRAND KATHRYN D             | 12/4/2007  | <a href="#">D207454089</a> | 0000000     | 0000000   |
| L & C REAL ESTATE INC              | 10/4/2007  | <a href="#">D207418898</a> | 0000000     | 0000000   |
| L & C REAL ESTATE INC              | 10/4/2007  | <a href="#">D207417840</a> | 0000000     | 0000000   |
| FEDERAL NATL MORTGAGE ASSOC        | 2/14/2007  | <a href="#">D207067662</a> | 0000000     | 0000000   |
| COLONIAL SAVINGS FA                | 2/6/2007   | <a href="#">D207051238</a> | 0000000     | 0000000   |
| HEFFINGTON J M;HEFFINGTON MONICA R | 7/27/2004  | <a href="#">D204244546</a> | 0000000     | 0000000   |
| CLARK JOHN R                       | 12/14/1998 | 00135760000448             | 0013576     | 0000448   |
| HEROD CLYDE S;HEROD NELDA          | 12/31/1900 | 00054050000405             | 0005405     | 0000405   |

## 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$355,345          | \$110,000   | \$465,345    | \$465,345                    |
| 2024 | \$355,345          | \$110,000   | \$465,345    | \$465,345                    |
| 2023 | \$335,000          | \$110,000   | \$445,000    | \$445,000                    |
| 2022 | \$293,111          | \$110,000   | \$403,111    | \$403,111                    |
| 2021 | \$209,999          | \$110,000   | \$319,999    | \$319,999                    |
| 2020 | \$209,999          | \$110,000   | \$319,999    | \$319,999                    |

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.