



Address: [4516 ANGUS DR](#)
City: FORT WORTH
Georeference: 34345-50-30
Subdivision: RIDGLEA HILLS ADDITION
Neighborhood Code: 4R003A

Latitude: 32.7049310612
Longitude: -97.4291841288
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 30

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: 1955

Personal Property Account: N/A

Agent: THE GALLAGHER FIRM PLLC (11961)

Protest Deadline Date: 5/24/2024

Site Number: 02413299

Site Name: RIDGLEA HILLS ADDITION-50-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,113

Percent Complete: 100%

Land Sqft^{*}: 11,700

Land Acres^{*}: 0.2685

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:

DUNCAN MELINDA A

Primary Owner Address:

4516 ANGUS DR
FORT WORTH, TX 76116

Deed Date: 7/6/2018

Deed Volume:

Deed Page:

Instrument: [D218149194](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAE FLOSSIE REVOCABLE TRUST	11/28/2017	D218026280		
BROCKEY ELIZABETH	6/5/2013	D213146119	0000000	0000000
ARNETT SUSAN M	2/24/2005	D205057291	0000000	0000000
CRAIG BETH L	9/11/2003	D203359263	0000000	0000000
CRAIG HAROLD G	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	\$280,000	\$110,000	\$390,000	\$390,000
2024	\$280,000	\$110,000	\$390,000	\$390,000
2023	\$358,472	\$110,000	\$468,472	\$362,698
2022	\$220,000	\$110,000	\$330,000	\$329,725
2021	\$220,000	\$110,000	\$330,000	\$299,750
2020	\$162,500	\$110,000	\$272,500	\$272,500

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.