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Address: [4245 CLEAR LAKE CIR](#)
City: FORT WORTH
Georeference: 47150C-8-4
Subdivision: WILLOW LAKE ADDITION
Neighborhood Code: A4T010L

Latitude: 32.6834845483
Longitude: -97.3915153165
TAD Map: 2030-368
MAPSCO: TAR-089K



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: WILLOW LAKE ADDITION Block
8 Lot 4 .02857 CE

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A

Year Built: 1979

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 03537021

Site Name: WILLOW LAKE ADDITION-8-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,888

Percent Complete: 100%

Land Sqft^{*}: 7,289

Land Acres^{*}: 0.1673

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:

RIGGS PEGGY JEAN

Primary Owner Address:

4245 CLEAR LAKE CIR
FORT WORTH, TX 76109-4904

Deed Date: 11/16/2003

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIGGS CHESTER A EST;RIGGS PEGGY J	1/4/1985	00080480001402	0008048	0001402
GIBRALTAR SAVINGS ASSOC	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	\$288,662	\$70,000	\$358,662	\$358,662
2024	\$288,662	\$70,000	\$358,662	\$358,662
2023	\$367,358	\$70,000	\$437,358	\$395,670
2022	\$318,700	\$69,999	\$388,699	\$359,700
2021	\$257,000	\$70,000	\$327,000	\$327,000
2020	\$263,069	\$70,000	\$333,069	\$333,069

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)
- DISABLED VET 70 to 99 PCT 11.22

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.