



**Address:** [4141 DUNCAN WAY](#)  
**City:** FORT WORTH  
**Georeference:** 17781C-35-2  
**Subdivision:** HERITAGE ADDITION-FORT WORTH  
**Neighborhood Code:** 3K500M

**Latitude:** 32.9197252188  
**Longitude:** -97.2953970069  
**TAD Map:** 2060-452  
**MAPSCO:** TAR-022S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HERITAGE ADDITION-FORT WORTH Block 35 Lot 2

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CFW PID #7 HERITAGE - RESIDENTIAL (608)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40139212

**Site Name:** HERITAGE ADDITION-FORT WORTH-35-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,837

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,840

**Land Acres<sup>\*</sup>:** 0.1799

**Pool:** Y

<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:**

WEINLEIN GARY  
WEINLEIN STEPHANIE

**Primary Owner Address:**

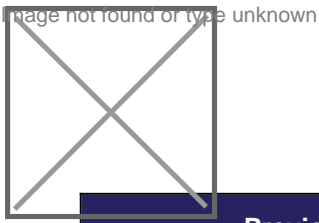
4141 DUNCAN WAY  
FORT WORTH, TX 76244

**Deed Date:** 7/8/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223122075](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NATIONAL RESIDENTIAL NOM SER	5/24/2023	<a href="#">D223122074</a>		
HIGGS ALEJANDRA E;HIGGS MAURICIO	4/17/2019	<a href="#">D219081303</a>		
LABODA JENNIFER C	4/20/2014	000000000000000	0000000	0000000
LABODA J C;LABODA RUSSELL C EST	12/29/2005	<a href="#">D206003881</a>	0000000	0000000
MHI PARTNERSHIP LTD	6/4/2004	<a href="#">D204180201</a>	0000000	0000000
HILLWOOD ALLIANCE RESIDNTL LP	1/1/2002	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 <sup>+</sup>
2025	\$504,590	\$90,000	\$594,590	\$594,590
2024	\$504,590	\$90,000	\$594,590	\$594,590
2023	\$450,236	\$90,000	\$540,236	\$475,250
2022	\$405,104	\$70,000	\$475,104	\$432,045
2021	\$341,879	\$70,000	\$411,879	\$392,768
2020	\$287,062	\$70,000	\$357,062	\$357,062

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.