



Address: [4133 DUNCAN WAY](#)
City: FORT WORTH
Georeference: 17781C-35-4
Subdivision: HERITAGE ADDITION-FORT WORTH
Neighborhood Code: 3K500M

Latitude: 32.9197284726
Longitude: -97.295811322
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 4

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 40139239

Site Name: HERITAGE ADDITION-FORT WORTH 35 4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,504

Percent Complete: 100%

Land Sqft^{*}: 7,840

Land Acres^{*}: 0.1799

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:

THEOBALD LISA

Primary Owner Address:

4133 DUNCAN WAY
KELLER, TX 76244

Deed Date: 12/29/2018

Deed Volume:

Deed Page:

Instrument: [D219089998](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THEOBALD BETTY ESTATE	12/28/2018	142-18-199969		
THEOBALD BETTY EST	7/31/2017	D217151331		
THEOBALD BETTY EST;THEOBALD LISA	6/28/2017	D217151331		
CAIRE CONNI S	8/2/2014	D215106380		
CAIRE CONNI S;CAIRE PHILIP G	7/30/2014	D214164937		
MANESS CHAD P	5/25/2005	D205154531	0000000	0000000
HIGHLAND HOMES LTD	1/27/2004	D204038870	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 ⁺
2025	\$284,723	\$90,000	\$374,723	\$374,723
2024	\$284,723	\$90,000	\$374,723	\$374,723
2023	\$328,319	\$90,000	\$418,319	\$358,332
2022	\$277,722	\$70,000	\$347,722	\$325,756
2021	\$226,142	\$70,000	\$296,142	\$296,142
2020	\$204,000	\$70,000	\$274,000	\$274,000

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.