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Address: [4117 DUNCAN WAY](#)
City: FORT WORTH
Georeference: 17781C-35-8
Subdivision: HERITAGE ADDITION-FORT WORTH
Neighborhood Code: 3K500M

Latitude: 32.919731066
Longitude: -97.2966098169
TAD Map: 2060-452
MAPSCO: TAR-022S



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

PROPERTY DATA

Legal Description: HERITAGE ADDITION-FORT WORTH Block 35 Lot 8

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: 2003

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 40139271

Site Name: HERITAGE ADDITION-FORT WORTH-35-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,059

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:

HPA TEXAS SUB 2018-1 ML LLC

Primary Owner Address:

120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

Deed Date: 9/27/2018

Deed Volume:

Deed Page:

Instrument: [D218219361](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HP TEXAS I LLC	5/31/2018	D218119170		
CARTUS FINANCIAL CORPORATION	5/31/2018	D218119169		
PANISZCZYN FRANCIS;PANISZCZYN RHOND	12/12/2003	D203468445	0000000	0000000
HIGHLAND HOME LTD	7/18/2003	00169810000196	0016981	0000196
HILLWOOD RESIDENTIAL SERVICE	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	\$278,650	\$90,000	\$368,650	\$368,650
2024	\$342,000	\$90,000	\$432,000	\$432,000
2023	\$388,741	\$90,000	\$478,741	\$478,741
2022	\$329,143	\$70,000	\$399,143	\$399,143
2021	\$246,139	\$70,000	\$316,139	\$316,139
2020	\$246,139	\$70,000	\$316,139	\$316,139

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.