



Address: [4113 DUNCAN WAY](#)
City: FORT WORTH
Georeference: 17781C-35-9
Subdivision: HERITAGE ADDITION-FORT WORTH
Neighborhood Code: 3K500M

Latitude: 32.9197350479
Longitude: -97.2967930649
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 9

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: 40139298

Site Name: HERITAGE ADDITION-FORT WORTH-35-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,851

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:

CALAWAY NANCY
CALAWAY WILL J

Primary Owner Address:

4113 DUNCAN WAY
FORT WORTH, TX 76244

Deed Date: 6/20/2023

Deed Volume:

Deed Page:

Instrument: [D223109589](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRASER CLARK;FRASER HEATHER	5/12/2021	D221136692		
CHILDS KATHERINE R;CHILDS SCOTT A	9/24/2019	D219219865		
JEFFERY AND SARAH LINDER REVOCABLE TRUST	10/31/2017	D217256057		
LINDER JEFFREY;LINDER SARAH	11/29/2005	D205361588	0000000	0000000
MHI PARTNERSHIP LTD	3/4/2004	D204072258	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	\$374,181	\$90,000	\$464,181	\$464,181
2024	\$374,181	\$90,000	\$464,181	\$464,181
2023	\$401,401	\$90,000	\$491,401	\$491,401
2022	\$321,132	\$70,000	\$391,132	\$391,132
2021	\$278,615	\$70,000	\$348,615	\$342,335
2020	\$241,214	\$70,000	\$311,214	\$311,214

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.