



Address: [4101 DUNCAN WAY](#)
City: FORT WORTH
Georeference: 17781C-35-12
Subdivision: HERITAGE ADDITION-FORT WORTH
Neighborhood Code: 3K500M

Latitude: 32.9197789935
Longitude: -97.2974510387
TAD Map: 2060-452
MAPSCO: TAR-021V



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 12

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: None

Protest Deadline Date: 5/24/2024

Site Number: 40139336

Site Name: HERITAGE ADDITION-FORT WORTH-35-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,179

Percent Complete: 100%

Land Sqft^{*}: 11,761

Land Acres^{*}: 0.2699

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

EWELL JAMES

Primary Owner Address:

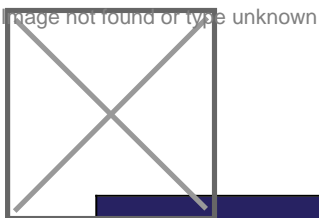
4101 DUNCAN WAY
FORT WORTH, TX 76244

Deed Date: 7/10/2020

Deed Volume:

Deed Page:

Instrument: [D220170226](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DRISCOLL JEANNIE	5/7/2015	D215096747		
VANDERHULE GEORGE FR III	12/19/2013	D213324814	0000000	0000000
SECRETARY OF VETERANS AFFAIRS	7/12/2013	D213193966	0000000	0000000
CITIMORTGAGE INC	7/2/2013	D213188193	0000000	0000000
BOICH KAREN;BOICH TERRY	2/25/2004	D204061286	0000000	0000000
MHI PARTNERSHIP LTD	10/1/2003	D203377084	0000000	0000000
HILLWOOD RESIDENTIAL SERVC	1/1/2002	0000000000000000	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	\$434,926	\$90,000	\$524,926	\$524,926
2024	\$434,926	\$90,000	\$524,926	\$524,926
2023	\$464,541	\$90,000	\$554,541	\$554,541
2022	\$367,237	\$70,000	\$437,237	\$437,237
2021	\$320,992	\$70,000	\$390,992	\$390,992
2020	\$262,763	\$70,000	\$332,763	\$332,763

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.