



Address: [4112 DUNCAN WAY](#)
City: FORT WORTH
Georeference: 17781C-41-3
Subdivision: HERITAGE ADDITION-FORT WORTH
Neighborhood Code: 3K500M

Latitude: 32.9192573714
Longitude: -97.2967914351
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 41 Lot 3

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: HOME TAX SHIELD (12108)

Notice Sent Date: 4/15/2025

Notice Value: \$426,000

Protest Deadline Date: 5/24/2024

Site Number: 40211371

Site Name: HERITAGE ADDITION-FORT WORTH-41-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,662

Percent Complete: 100%

Land Sqft^{*}: 6,969

Land Acres^{*}: 0.1599

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:

MCNAIR ALICIA A
MCNAIR MATHEW W

Primary Owner Address:

4112 DUNCAN WAY
KELLER, TX 76244

Deed Date: 4/20/2016

Deed Volume:

Deed Page:

Instrument: [D216084542](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FISHER JARRET;FISHER MISTY	12/27/2013	D213323879	0000000	0000000
SMITH MELINDA H;SMITH RYAN D	12/28/2007	D208000211	0000000	0000000
ADAMS GREGORY A	10/2/2007	D207357232	0000000	0000000
GHIZZONI DOROTHY;GHIZZONI GERALD	2/17/2004	D204057358	0000000	0000000
MHI PARTNERSHIP LTD	10/1/2003	D203377062	0000000	0000000
HILLWOOD RESIDENTIAL SERVICE	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	\$336,000	\$90,000	\$426,000	\$426,000
2024	\$336,000	\$90,000	\$426,000	\$423,500
2023	\$352,000	\$90,000	\$442,000	\$385,000
2022	\$280,000	\$70,000	\$350,000	\$350,000
2021	\$261,546	\$70,000	\$331,546	\$326,330
2020	\$226,664	\$70,000	\$296,664	\$296,664

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.