



## LOCATION

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**Address:** [4153 DUNCAN WAY](#)

**City:** FORT WORTH

**Georeference:** 17781C-42-2-70

**Subdivision:** HERITAGE ADDITION-FORT WORTH

**Neighborhood Code:** 3K500M

**Latitude:** 32.9197214058

**Longitude:** -97.2947993843

**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

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**Legal Description:** HERITAGE ADDITION-FORT WORTH Block 42 Lot 2 PER PLAT A-7946

**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:** 2004

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40140253

**Site Name:** HERITAGE ADDITION-FORT WORTH-42-2-70

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size+++:** 2,274

**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

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**Current Owner:**

MCCAA CHRISTINE

MCCAA CRAIG J

**Primary Owner Address:**

4153 DUNCAN WAY

KELLER, TX 76244-6020

**Deed Date:** 8/19/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D205251145](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCAA CHRISTINE D	6/2/2004	<a href="#">D204175800</a>	0000000	0000000
MHI PARTNERSHIP LTD	1/2/2004	<a href="#">D204009152</a>	0000000	0000000
HILLWOOD ALLIANCE RESIDNTL LP	12/27/2003	000000000000000	0000000	0000000
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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$318,585	\$90,000	\$408,585	\$368,436
2023	\$341,511	\$90,000	\$431,511	\$334,942
2022	\$274,004	\$70,000	\$344,004	\$304,493
2021	\$206,812	\$70,000	\$276,812	\$276,812
2020	\$206,812	\$70,000	\$276,812	\$276,812

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.