



**Address:** [4212 TWINLEAF DR](#)  
**City:** FORT WORTH  
**Georeference:** 35248-113-17  
**Subdivision:** ROSEMARY RIDGE ADDITION  
**Neighborhood Code:** 4S004P

**Latitude:** 32.5936005163  
**Longitude:** -97.3849414383  
**TAD Map:** 2030-336  
**MAPSCO:** TAR-117C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ROSEMARY RIDGE ADDITION  
Block 113 Lot 17

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2015

**Personal Property Account:** N/A

**Agent:** ELLIOTT-WELLMAN (00642)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40890899

**Site Name:** ROSEMARY RIDGE ADDITION-113-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,108

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,276

**Land Acres<sup>\*</sup>:** 0.1899

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

CAMILLO ML 2022 TRM-SFR LLC

**Primary Owner Address:**

13141 NW FRWY  
HOUSTON, TX 77040

**Deed Date:** 6/27/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222163072](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAMILLO LT 2018-SFR LLC	12/17/2018	<a href="#">D218281345</a>		
CAMILLO PROPERTIES LTD	5/30/2014	<a href="#">D214112642</a>	0000000	0000000
CTMGT LOTS HOLDINGS LLC	12/29/2009	<a href="#">D209337157</a>	0000000	0000000
SJ ROSEMARY DEVELOPMENT LP	1/1/2005	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	\$162,818	\$40,000	\$202,818	\$202,818
2024	\$162,818	\$40,000	\$202,818	\$202,818
2023	\$285,144	\$40,000	\$325,144	\$325,144
2022	\$252,539	\$40,000	\$292,539	\$292,539
2021	\$217,783	\$40,000	\$257,783	\$257,783
2020	\$185,945	\$40,000	\$225,945	\$225,945

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.