



Address: [4140 TWINLEAF DR](#)
City: FORT WORTH
Georeference: 35248-113-27
Subdivision: ROSEMARY RIDGE ADDITION
Neighborhood Code: 4S004P

Latitude: 32.5938674235
Longitude: -97.3832468782
TAD Map: 2036-336
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 27

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: 40891003

Site Name: ROSEMARY RIDGE ADDITION-113-27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,630

Percent Complete: 100%

Land Sqft^{*}: 6,534

Land Acres^{*}: 0.1500

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:

CAMILLO HOUSES #8 LLC

Primary Owner Address:

13141 NORTHWEST FWY
HOUSTON, TX 77040

Deed Date: 3/16/2016

Deed Volume:

Deed Page:

Instrument: [D216055332](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAMILLO PROPERTIES LTD	5/30/2014	D214112642	0000000	0000000
CTMGT LOTS HOLDINGS LLC	12/29/2009	D209337157	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 ⁺
2025	\$144,551	\$40,000	\$184,551	\$184,551
2024	\$144,551	\$40,000	\$184,551	\$184,551
2023	\$256,775	\$40,000	\$296,775	\$296,775
2022	\$205,948	\$40,000	\$245,948	\$245,948
2021	\$182,553	\$40,000	\$222,553	\$222,553
2020	\$138,694	\$40,000	\$178,694	\$178,694

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.