



Address: [4117 TWINLEAF DR](#)
City: FORT WORTH
Georeference: 35248-114-21
Subdivision: ROSEMARY RIDGE ADDITION
Neighborhood Code: 4S004P

Latitude: 32.5933514403
Longitude: -97.3824305858
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 114 Lot 21

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: 2012

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40891348

Site Name: ROSEMARY RIDGE ADDITION-114-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,457

Percent Complete: 100%

Land Sqft^{*}: 5,663

Land Acres^{*}: 0.1300

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:

WYATT JAMES LLC

Primary Owner Address:

802 PENNSYLVANIA AVE
FORT WORTH, TX 76104

Deed Date: 7/1/2015

Deed Volume:

Deed Page:

Instrument: [D215144626](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RANG ONE HOLDINGS LLC	1/4/2012	D212005215	0000000	0000000
CHELDAN HOMES LP	9/19/2006	D206303497	0000000	0000000
SJ ROSEMARY DEVELOPMENT LP	1/1/2005	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	\$202,000	\$40,000	\$242,000	\$242,000
2024	\$217,939	\$40,000	\$257,939	\$257,939
2023	\$228,951	\$40,000	\$268,951	\$268,951
2022	\$184,185	\$40,000	\$224,185	\$224,185
2021	\$138,000	\$40,000	\$178,000	\$178,000
2020	\$138,000	\$40,000	\$178,000	\$178,000

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.