



**Address:** [4333 TWINLEAF DR](#)  
**City:** FORT WORTH  
**Georeference:** 35248-123-5  
**Subdivision:** ROSEMARY RIDGE ADDITION  
**Neighborhood Code:** 4S004P

**Latitude:** 32.5918191035  
**Longitude:** -97.3870027256  
**TAD Map:** 2030-336  
**MAPSCO:** TAR-117B



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 123 Lot 5

**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:** None

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

**Site Number:** 40892786

**Site Name:** ROSEMARY RIDGE ADDITION-123-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,500

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,098

**Land Acres<sup>\*</sup>:** 0.1399

**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:**

SELLDIN NANCY L

SELLDIN STIG ROBERT

**Primary Owner Address:**

4333 TWINLEAF DR  
CROWLEY, TX 76036

**Deed Date:** 3/5/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221060550](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SELLDIN NANCY L	5/3/2019	M219004977		
CARTER-KALK NANCY L	9/25/2015	<a href="#">D215219494</a>		
BLOOMFIELD HOMES LP	3/6/2015	<a href="#">D215048327</a>		
CTMGIT 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	\$329,686	\$40,000	\$369,686	\$369,686
2024	\$329,686	\$40,000	\$369,686	\$369,686
2023	\$345,998	\$40,000	\$385,998	\$343,757
2022	\$276,221	\$40,000	\$316,221	\$312,506
2021	\$244,096	\$40,000	\$284,096	\$284,096
2020	\$227,392	\$40,000	\$267,392	\$267,392

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.