



Address: [4348 TWINLEAF DR](#)
City: FORT WORTH
Georeference: 35248-124-17
Subdivision: ROSEMARY RIDGE ADDITION
Neighborhood Code: 4S004P

Latitude: 32.5922619803
Longitude: -97.3876480618
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 124 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: 2014
Personal Property Account: N/A
Agent: ELLIOTT-WELLMAN (00642)
Protest Deadline Date: 5/24/2024

Site Number: 40893200
Site Name: ROSEMARY RIDGE ADDITION-124-17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,053
Percent Complete: 100%
Land Sqft^{*}: 6,098
Land Acres^{*}: 0.1399
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 PROPERTIES LTD
Primary Owner Address:
13141 NORTHWEST FWY
HOUSTON, TX 77040

Deed Date: 5/30/2014
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D214112642](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CTMGMT LOTS HOLDINGS LLC	12/29/2009	D209337157	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	\$162,818	\$40,000	\$202,818	\$202,818
2024	\$162,818	\$40,000	\$202,818	\$202,818
2023	\$274,617	\$40,000	\$314,617	\$314,617
2022	\$248,581	\$40,000	\$288,581	\$288,581
2021	\$193,600	\$40,000	\$233,600	\$233,600
2020	\$193,601	\$39,999	\$233,600	\$233,600

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.