

Tarrant Appraisal District

Property Information | PDF

Account Number: 40893200

Address: 4348 TWINLEAF DR

City: FORT WORTH

Georeference: 35248-124-17

Subdivision: ROSEMARY RIDGE ADDITION

Neighborhood Code: 4S004P

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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 Class: A1 - Residential - Single Family Parcels: 1

Approximate Size+++: 2,053
Percent Complete: 100%

Site Name: ROSEMARY RIDGE ADDITION-124-17

Site Number: 40893200

Latitude: 32.5922619803

**TAD Map:** 2030-336 **MAPSCO:** TAR-117B

Longitude: -97.3876480618

Land Sqft\*: 6,098 Land Acres\*: 0.1399

Pool: N

+++ Rounded.

## 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

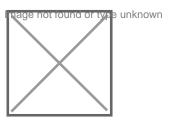
Instrument: D214112642

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CTMGT LOTS HOLDINGS LLC	12/29/2009	D209337157	0000000	0000000
SJ ROSEMARY DEVELOPMENT LP	1/1/2005	00000000000000	0000000	0000000

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



**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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.