



Address: [12416 GREY TWIG DR](#)
City: FORT WORTH
Georeference: 44715T-123-3
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.952278238
Longitude: -97.2911079583
TAD Map: 2060-464
MAPSCO: TAR-022A



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: VILLAGES OF WOODLAND SPRINGS W Block 123 Lot 3

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A
Year Built: 2006
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Notice Sent Date: 4/15/2025
Notice Value: \$422,779
Protest Deadline Date: 5/24/2024

Site Number: 40990818
Site Name: VILLAGES OF WOODLAND SPRINGS W-123-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,050
Percent Complete: 100%
Land Sqft^{*}: 6,900
Land Acres^{*}: 0.1584
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:
HAMILTON KYLE
HAMILTON SARAH
Primary Owner Address:
12416 GREY TWIG DR
FORT WORTH, TX 76244

Deed Date: 3/8/2021
Deed Volume:
Deed Page:
Instrument: [D221065741](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HESAMI KAVEH	3/2/2007	D207082416	0000000	0000000
LENNAR HOMES OF TEXAS	3/1/2007	D207082415	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	11/9/2006	D206358948	0000000	0000000
ONE PRAIRIE MEADOWS LTD	1/1/2006	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	\$352,779	\$70,000	\$422,779	\$422,779
2024	\$352,779	\$70,000	\$422,779	\$398,090
2023	\$395,398	\$70,000	\$465,398	\$361,900
2022	\$279,000	\$50,000	\$329,000	\$329,000
2021	\$279,000	\$50,000	\$329,000	\$329,000
2020	\$270,000	\$50,000	\$320,000	\$320,000

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

- 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.