



Address: [4044 TWIN CREEKS DR](#)
City: FORT WORTH
Georeference: 44715R-75-12
Subdivision: VILLAGES OF WOODLAND SPRINGS
Neighborhood Code: 3K600Q

Latitude: 32.9432972157
Longitude: -97.2769378897
TAD Map: 2066-464
MAPSCO: TAR-022G



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 Block 75 Lot 12

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: 2008

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 40994805

Site Name: VILLAGES OF WOODLAND SPRINGS-75-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,794

Percent Complete: 100%

Land Sqft^{*}: 6,325

Land Acres^{*}: 0.1452

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:

BOUCK JEFFERY

BOUCK KELLI

Primary Owner Address:

4044 TWIN CREEKS DR
FORT WORTH, TX 76244

Deed Date: 3/3/2022

Deed Volume:

Deed Page:

Instrument: [D222061687](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|------------|----------------------------|-------------|-----------|
| BOUCK JEFFREY;BOUCK KELLI | 8/13/2018 | D218179864 | | |
| WOJTOWICZ LISA;WOJTOWICZ MICHAEL | 10/14/2008 | D208397454 | 0000000 | 0000000 |
| CHOICE HOMES INC | 6/10/2008 | D208225325 | 0000000 | 0000000 |
| LOTS-R-US 4 LP | 6/15/2006 | D206189399 | 0000000 | 0000000 |
| CHOICE HOMES INC | 4/19/2006 | D206120403 | 0000000 | 0000000 |
| KELLER-WOODLAND SPRGS III LTD | 1/1/2006 | 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 | \$328,136 | \$70,000 | \$398,136 | \$398,136 |
| 2024 | \$328,136 | \$70,000 | \$398,136 | \$398,136 |
| 2023 | \$371,470 | \$70,000 | \$441,470 | \$387,539 |
| 2022 | \$304,025 | \$60,000 | \$364,025 | \$352,308 |
| 2021 | \$261,362 | \$60,000 | \$321,362 | \$320,280 |
| 2020 | \$231,164 | \$60,000 | \$291,164 | \$291,164 |

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.