



Address: [2713 TWINFLOWER DR](#)
City: FORT WORTH
Georeference: 44715T-161-19
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.9404615837
Longitude: -97.303847945
TAD Map: 2060-460
MAPSCO: TAR-021H



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 161 Lot 19

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: None

Protest Deadline Date: 5/24/2024

Site Number: 41116372

Site Name: VILLAGES OF WOODLAND SPRINGS W-161-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,858

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

GAN DENISE

Primary Owner Address:

2713 TWINFLOWER DR
FORT WORTH, TX 76244

Deed Date: 12/14/2020

Deed Volume:

Deed Page:

Instrument: [D220329097](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AGUILAR ANTONIO;AGUILAR BEATRIZ	9/19/2013	D213247715	0000000	0000000
BROOKS MEGAN;BROOKS STEVE JACOB	8/1/2008	D208303085	0000000	0000000
DR HORTON - TEXAS LTD	6/27/2007	D207231751	0000000	0000000
ONE WOODLAND SPRINGS LTD	1/1/2006	00000000000000	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	\$237,000	\$70,000	\$307,000	\$307,000
2024	\$255,000	\$70,000	\$325,000	\$325,000
2023	\$300,300	\$70,000	\$370,300	\$323,926
2022	\$251,013	\$50,000	\$301,013	\$294,478
2021	\$217,707	\$50,000	\$267,707	\$267,707
2020	\$199,671	\$50,000	\$249,671	\$249,671

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.