



**Address:** [2625 TWINFLOWER DR](#)  
**City:** FORT WORTH  
**Georeference:** 44715T-161-28  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS W  
**Neighborhood Code:** 3K600B

**Latitude:** 32.9404705671  
**Longitude:** -97.3053386711  
**TAD Map:** 2054-460  
**MAPSCO:** TAR-021H



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

## PROPERTY DATA

**Legal Description:** VILLAGES OF WOODLAND  
SPRINGS W Block 161 Lot 28

**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:** 2010

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 41116461

**Site Name:** VILLAGES OF WOODLAND SPRINGS W-161-28

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,269

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,050

**Land Acres<sup>\*</sup>:** 0.1388

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

KNIPPLE WARREN

**Primary Owner Address:**

2625 TWINFLOWER DR  
FORT WORTH, TX 76244

**Deed Date:** 11/18/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222273837](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ORCHARD PROPERTY III LLC	6/15/2022	<a href="#">D222154763</a>		
JONES-NEWLIN STEPHANIE JO;NEWLIN DUSTIN	11/14/2019	<a href="#">D219263839</a>		
SCHNELLE THOMAS	3/20/2019	<a href="#">D219055408</a>		
SWEARINGEN JEFFREY L;SWEARINGEN LAURA J	11/14/2014	<a href="#">D214253306</a>		
BEARD JASON E;BEARD SARAH M	8/10/2010	<a href="#">D210194634</a>	0000000	0000000
BBL INTERESTS INC	6/6/2008	<a href="#">D208235996</a>	0000000	0000000
ONE WOODLAND SPRINGS LTD	3/15/2007	0000000000000000	0000000	0000000
D R HORTON LTD	3/14/2007	<a href="#">D207093404</a>	0000000	0000000
ONE WOODLAND SPRINGS 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 <sup>+</sup>
2025	\$436,881	\$70,000	\$506,881	\$506,881
2024	\$436,881	\$70,000	\$506,881	\$506,881
2023	\$445,035	\$70,000	\$515,035	\$515,035
2022	\$390,147	\$50,000	\$440,147	\$440,147
2021	\$314,635	\$50,000	\$364,635	\$364,635
2020	\$288,118	\$50,000	\$338,118	\$338,118

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

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## Tarrant Appraisal District Property Information | PDF

- 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.