

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 41116461

Latitude: 32.9404705671

**TAD Map:** 2054-460 MAPSCO: TAR-021H

Longitude: -97.3053386711

Address: 2625 TWINFLOWER DR

City: FORT WORTH

Georeference: 44715T-161-28

Subdivision: VILLAGES OF WOODLAND SPRINGS W

Neighborhood Code: 3K600B

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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:

Site Number: 41116461 CITY OF FORT WORTH (026)

Site Name: VILLAGES OF WOODLAND SPRINGS W-161-28 **TARRANT COUNTY (220)** 

Site Class: A1 - Residential - Single Family TARRANT COUNTY HOSPITAL (224)

Parcels: 1 **TARRANT COUNTY COLLEGE (225)** 

Approximate Size+++: 3,269 KELLER ISD (907) State Code: A Percent Complete: 100%

Year Built: 2010 **Land Sqft\***: 6,050 Personal Property Account: N/A Land Acres\*: 0.1388

Agent: None Pool: N

Protest Deadline Date: 5/24/2024

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner: Deed Date: 11/18/2022** KNIPPLE WARREN **Deed Volume:** 

**Primary Owner Address: Deed Page:** 2625 TWINFLOWER DR

Instrument: D222273837 FORT WORTH, TX 76244

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ORCHARD PROPERTY III LLC	6/15/2022	D222154763		
JONES-NEWLIN STEPHANIE JO;NEWLIN DUSTIN	11/14/2019	D219263839		
SCHNELLE THOMAS	3/20/2019	D219055408		
SWEARINGEN JEFFREY L;SWEARINGEN LAURA J	11/14/2014	D214253306		
BEARD JASON E;BEARD SARAH M	8/10/2010	D210194634	0000000	0000000
BBL INTERESTS INC	6/6/2008	D208235996	0000000	0000000
ONE WOODLAND SPRINGS LTD	3/15/2007	00000000000000	0000000	0000000
D R HORTON LTD	3/14/2007	D207093404	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.

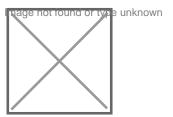
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$436,881	\$70,000	\$506,881	\$506,881
2024	\$436,881	\$70,000	\$506,881	\$506,881
2023	\$445,035	\$70,000	\$515,035	\$515,035
2022	\$390,147	\$50,000	\$440,147	\$440,147
2021	\$314,635	\$50,000	\$364,635	\$364,635
2020	\$288,118	\$50,000	\$338,118	\$338,118

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

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



• 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.

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