



**Address:** [12 TRINITY OAKS RD](#)  
**City:** WESTWORTH VILLAGE  
**Georeference:** 46455-3-10R  
**Subdivision:** WESTWORTH PARK ADDITION  
**Neighborhood Code:** 4C400D

**Latitude:** 32.7571426491  
**Longitude:** -97.4171631809  
**TAD Map:** 2024-396  
**MAPSCO:** TAR-060Y



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** WESTWORTH PARK ADDITION  
Block 3 Lot 10R

**Jurisdictions:**  
WESTWORTH VILLAGE (032)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A  
**Year Built:** 2007  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41303776  
**Site Name:** WESTWORTH PARK ADDITION-3-10R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,926  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 14,308  
**Land Acres<sup>\*</sup>:** 0.3284  
**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:**  
SHERMAN SELMA BETTY  
**Primary Owner Address:**  
12 TRINITY OAKS RD  
WESTWORTH VILLAGE, TX 76114-4100

**Deed Date:** 2/8/2013  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHERMAN SCOTT EST;SHERMAN SELMA	1/1/2007	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 <sup>+</sup>
2025	\$1,129,040	\$405,000	\$1,534,040	\$1,534,040
2024	\$1,129,040	\$405,000	\$1,534,040	\$1,534,040
2023	\$1,701,291	\$405,000	\$2,106,291	\$1,819,516
2022	\$1,352,542	\$405,000	\$1,757,542	\$1,654,105
2021	\$1,098,732	\$405,000	\$1,503,732	\$1,503,732
2020	\$987,687	\$405,000	\$1,392,687	\$1,392,687

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.