



Address: [11625 TWINING BRANCH CIR](#)
City: FORT WORTH
Georeference: 47156-13-1-70
Subdivision: WILLOW RIDGE ESTATES
Neighborhood Code: 2N300Q

Latitude: 32.9387590583
Longitude: -97.3803054975
TAD Map:
MAPSCO: TAR-019L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WILLOW RIDGE ESTATES
Block 13 Lot 1 PER PLAT D214122817

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: A

Year Built: 2015

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 141727339

Site Name: WILLOW RIDGE ESTATES Block 13 Lot 1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,269

Percent Complete: 100%

Land Sqft^{*}: 9,537

Land Acres^{*}: 0.2190

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:

MARTINEAU ERICA

MARTINEAU DENIS

Primary Owner Address:

11625 TWINING BRANCH DR
HASLET, TX 76052

Deed Date: 4/16/2015

Deed Volume:

Deed Page:

Instrument: [D215080347](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEAZER HOMES TEXAS LP	9/18/2014	D214122817		
HIGHLAND HOMES LTD	9/17/2014	D214208533		
BEAZER HOMES TEXAS LP	1/1/2014	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 ⁺
2025	\$340,814	\$100,000	\$440,814	\$440,814
2024	\$340,814	\$100,000	\$440,814	\$440,814
2023	\$406,749	\$70,000	\$476,749	\$406,243
2022	\$321,341	\$70,000	\$391,341	\$369,312
2021	\$265,738	\$70,000	\$335,738	\$335,738
2020	\$265,738	\$70,000	\$335,738	\$335,738

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.