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Address: [11601 TWINING BRANCH CIR](#)
City: FORT WORTH
Georeference: 47156-13-4-70
Subdivision: WILLOW RIDGE ESTATES
Neighborhood Code: 2N300Q

Latitude: 32.9387507358
Longitude: -97.3796536395
TAD Map:
MAPSCO: TAR-019L



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

PROPERTY DATA

Legal Description: WILLOW RIDGE ESTATES
Block 13 Lot 4 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: None

Notice Sent Date: 4/15/2025

Notice Value: \$507,522

Protest Deadline Date: 5/24/2024

Site Number: 141727363

Site Name: WILLOW RIDGE ESTATES Block 13 Lot 4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,395

Percent Complete: 100%

Land Sqft^{*}: 9,719

Land Acres^{*}: 0.2230

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:

KANU TERATA A
KANU MARIELLE

Primary Owner Address:

11601 TWINING BRANCH CIR
HASLET, TX 76052

Deed Date: 5/9/2016

Deed Volume:

Deed Page:

Instrument: [D216099244](#)

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	\$407,522	\$100,000	\$507,522	\$507,522
2024	\$407,522	\$100,000	\$507,522	\$493,579
2023	\$455,834	\$70,000	\$525,834	\$448,708
2022	\$337,916	\$70,000	\$407,916	\$407,916
2021	\$317,879	\$70,000	\$387,879	\$387,879
2020	\$289,198	\$70,000	\$359,198	\$359,198

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.