



**Address:** [11521 TWINING BRANCH CIR](#)  
**City:** FORT WORTH  
**Georeference:** 47156-13-6-70  
**Subdivision:** WILLOW RIDGE ESTATES  
**Neighborhood Code:** 2N300Q

**Latitude:** 32.9383685137  
**Longitude:** -97.379753811  
**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 6 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:** 2016

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$515,399

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

**Site Number:** 141727398

**Site Name:** WILLOW RIDGE ESTATES Block 13 Lot 6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,240

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,820

**Land Acres<sup>\*</sup>:** 0.1790

**Pool:** Y

<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:**

SHEPHARD ANANDA N

**Primary Owner Address:**

11521 TWINING BRANCH CIR  
HASLET, TX 76052

**Deed Date:** 3/3/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222146445](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHEPHARD ANANDA N;SHEPHARD TERRY	6/3/2016	<a href="#">D216121292</a>		
HIGHLAND HOMES LTD	7/14/2015	<a href="#">D215154063</a>		
BEAZER HOMES TEXAS LP	9/18/2014	<a href="#">D214122817</a>		
HIGHLAND HOMES LTD	9/17/2014	<a href="#">D214208533</a>		
BEAZER HOMES TEXAS LP	1/1/2014	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 <sup>+</sup>
2025	\$415,399	\$100,000	\$515,399	\$515,399
2024	\$415,399	\$100,000	\$515,399	\$481,036
2023	\$461,743	\$70,000	\$531,743	\$437,305
2022	\$340,000	\$70,000	\$410,000	\$370,277
2021	\$266,615	\$70,000	\$336,615	\$336,615
2020	\$266,615	\$70,000	\$336,615	\$336,615

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.