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**Address:** [11661 TWINING BRANCH CIR](#)  
**City:** FORT WORTH  
**Georeference:** 47156-13-11-70  
**Subdivision:** WILLOW RIDGE ESTATES  
**Neighborhood Code:** 2N300Q

**Latitude:** 32.9379327844  
**Longitude:** -97.3802305956  
**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 11 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:** \$531,062

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

**Site Number:** 141727452

**Site Name:** WILLOW RIDGE ESTATES Block 13 Lot 11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,386

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,491

**Land Acres<sup>\*</sup>:** 0.2170

**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:**

FIELDS WILLIAM G  
FIELDS MICHELE R

**Primary Owner Address:**

11661 TWINING BRANCH CIR  
HASLET, TX 76052

**Deed Date:** 5/27/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215112123](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HIGHLAND HOMES LTD	9/19/2014	<a href="#">D215146816</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	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	\$431,062	\$100,000	\$531,062	\$531,062
2024	\$431,062	\$100,000	\$531,062	\$513,889
2023	\$479,232	\$70,000	\$549,232	\$467,172
2022	\$354,702	\$70,000	\$424,702	\$424,702
2021	\$331,614	\$70,000	\$401,614	\$401,614
2020	\$302,992	\$70,000	\$372,992	\$372,992

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.