



**Address:** [11653 TWINING BRANCH CIR](#)  
**City:** FORT WORTH  
**Georeference:** 47156-13-13-70  
**Subdivision:** WILLOW RIDGE ESTATES  
**Neighborhood Code:** 2N300Q

**Latitude:** 32.9382501412  
**Longitude:** -97.3802157068  
**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 13 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:** \$510,417

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

**Site Number:** 141727479

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

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,196

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,124

**Land Acres<sup>\*</sup>:** 0.1630

**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:**

OSTER JEFFREY J  
OSTER ERIKA I

**Primary Owner Address:**

11653 TWINING BRANCH CIR  
HASLET, TX 76052-3418

**Deed Date:** 8/10/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215177803](#)

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	\$410,417	\$100,000	\$510,417	\$510,417
2024	\$410,417	\$100,000	\$510,417	\$503,847
2023	\$456,068	\$70,000	\$526,068	\$458,043
2022	\$346,403	\$70,000	\$416,403	\$416,403
2021	\$315,649	\$70,000	\$385,649	\$385,649
2020	\$288,526	\$70,000	\$358,526	\$358,526

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.