

LOCATION

Address: [12 TRINITY OAKS RD](#)
City: WESTWORTH VILLAGE
Georeference: 46455-3-10R
Subdivision: WESTWORTH PARK ADDITION
Neighborhood Code: 4C400D

Latitude: 32.7571426491
Longitude: -97.4171631809
TAD Map: 2024-396
MAPSCO: TAR-060Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTWORTH PARK ADDITION
 Block 3 Lot 10R

Jurisdictions:
 WESTWORTH VILLAGE (032)
 TARRANT COUNTY (220)
 TARRANT REGIONAL WATER DISTRICT (223)
 TARRANT COUNTY HOSPITAL (224)
 TARRANT COUNTY COLLEGE (225)
 FORT WORTH ISD (905)

State Code: A
Year Built: 2007
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/15/2025

Site Number: 41303776
Site Name: WESTWORTH PARK ADDITION-3-10R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,926
Percent Complete: 100%
Land Sqft^{*}: 14,308
Land Acres^{*}: 0.3284
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:
 SHERMAN SELMA BETTY
Primary Owner Address:
 12 TRINITY OAKS RD
 WESTWORTH VILLAGE, TX 76114-4100

Deed Date: 2/8/2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|----------|-----------------|-------------|-----------|
| SHERMAN SCOTT EST;SHERMAN SELMA | 1/1/2007 | 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 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$1,129,040 | \$405,000 | \$1,534,040 | \$1,534,040 |
| 2023 | \$1,701,291 | \$405,000 | \$2,106,291 | \$1,819,516 |
| 2022 | \$1,352,542 | \$405,000 | \$1,757,542 | \$1,654,105 |
| 2021 | \$1,098,732 | \$405,000 | \$1,503,732 | \$1,503,732 |
| 2020 | \$987,687 | \$405,000 | \$1,392,687 | \$1,392,687 |

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.