



Address: [8905 WATERCHASE CIR](#)
City: FORT WORTH
Georeference: 45255H-3-17
Subdivision: WATERCHASE ESTATES ADDITION
Neighborhood Code: 1B200Q

Latitude: 32.7715651559
Longitude: -97.1614762881
TAD Map: 2102-400
MAPSCO: TAR-067Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WATERCHASE ESTATES
ADDITION Block 3 Lot 17

Jurisdictions:

CITY OF FORT WORTH (026)
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: 2018

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07863152

Site Name: WATERCHASE ESTATES ADDITION-3-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,575

Percent Complete: 100%

Land Sqft^{*}: 64,033

Land Acres^{*}: 1.4699

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

KIRBY LARRY

KIRBY JENNIFER

Primary Owner Address:

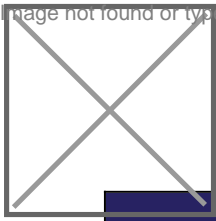
8905 WATERCHASE CIR
FORT WORTH, TX 76120

Deed Date: 3/22/2017

Deed Volume:

Deed Page:

Instrument: [D217065320](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FAREED KHADIJA A;FAREED SYED K	9/26/2008	D208415175	0000000	0000000
SHOURDS LYNN;SHOURDS TERESA	7/25/2005	D205230771	0000000	0000000
CONINE RESID-WATERCHASE EST	1/1/2001	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	\$451,167	\$139,650	\$590,817	\$590,817
2024	\$451,167	\$139,650	\$590,817	\$590,817
2023	\$452,233	\$147,000	\$599,233	\$541,738
2022	\$345,489	\$147,000	\$492,489	\$492,489
2021	\$346,308	\$147,000	\$493,308	\$493,308
2020	\$386,929	\$150,000	\$536,929	\$536,929

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.