



**Address:** [8916 WATERCHASE CIR](#)  
**City:** FORT WORTH  
**Georeference:** 45255H-5-9  
**Subdivision:** WATERCHASE ESTATES ADDITION  
**Neighborhood Code:** 1B200Q

**Latitude:** 32.7719562796  
**Longitude:** -97.159768578  
**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 5 Lot 9

**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:** 2002

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$620,746

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

**Site Number:** 07863314

**Site Name:** WATERCHASE ESTATES ADDITION-5-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,927

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 42,775

**Land Acres<sup>\*</sup>:** 0.9819

**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:**

CECIL BRADLEY J

CECIL SUELY R

**Primary Owner Address:**

8916 WATERCHASE CIR  
FORT WORTH, TX 76120-2864

**Deed Date:** 2/7/2014

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D214026882](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRADICK DAVID PETER EST	8/17/2011	<a href="#">D211203669</a>	0000000	0000000
THE LIBERTY TRUST	6/1/2005	<a href="#">D205165944</a>	0000000	0000000
LEE BECKY;LEE STORMY	1/27/2003	00163550000263	0016355	0000263
TAHOE CUSTOM HOMES INC	6/20/2002	00157800000269	0015780	0000269
CONINE RESID-WATERCHASE EST	1/1/2001	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	\$527,456	\$93,290	\$620,746	\$620,746
2024	\$527,456	\$93,290	\$620,746	\$568,924
2023	\$529,853	\$93,290	\$623,143	\$517,204
2022	\$401,445	\$68,740	\$470,185	\$470,185
2021	\$403,265	\$117,840	\$521,105	\$521,105
2020	\$435,000	\$100,000	\$535,000	\$535,000

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.