



Address: [9025 COTTONWOOD VILLAGE DR](#)
City: FORT WORTH
Georeference: 37-3-1
Subdivision: ACADEMY AT WATERCHASE ADD, THE
Neighborhood Code: 1B200E

Latitude: 32.7629517041
Longitude: -97.1557486783
TAD Map: 2102-396
MAPSCO: TAR-067V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ACADEMY AT WATERCHASE
ADD, THE Block 3 Lot 1

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: 2006
Personal Property Account: N/A
Agent: OWNWELL INC (12140)
Protest Deadline Date: 5/24/2024

Site Number: 40897893
Site Name: ACADEMY AT WATERCHASE ADD, THE 3 1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,466
Percent Complete: 100%
Land Sqft^{*}: 5,227
Land Acres^{*}: 0.1199
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:
BLACKLEDGE DEVIN ANDREW
Primary Owner Address:
9025 COTTONWOOD VILLAGE DR
FORT WORTH, TX 76120

Deed Date: 12/12/2023
Deed Volume:
Deed Page:
Instrument: [D223219462](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GATES JOHN W LIVING TRUST;GATES KAREN RUTH LIVING TRUST	4/18/2018	D218089836		
JOHN W GATES LIVING TRUST;KAREN RUTH GATES LIV TRUST	12/13/2017	D217288527		
GATES JOHN W	5/3/2010	D210108100	0000000	0000000
WILSON CORTNEY	11/30/2009	D209313677	0000000	0000000
GOODMAN FAMILY BUILDERS LP	11/3/2005	D205340574	0000000	0000000
WATERCHASE LOT VENTURE JV	11/3/2005	D205340569	0000000	0000000
VINCENZO CORPORATION	1/1/2005	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	\$250,098	\$60,000	\$310,098	\$310,098
2024	\$324,936	\$60,000	\$384,936	\$384,936
2023	\$323,257	\$60,000	\$383,257	\$350,997
2022	\$284,402	\$50,000	\$334,402	\$319,088
2021	\$245,170	\$50,000	\$295,170	\$290,080
2020	\$213,709	\$50,000	\$263,709	\$263,709

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.