



Address: [9045 COTTONWOOD VILLAGE DR](#)
City: FORT WORTH
Georeference: 37-3-6
Subdivision: ACADEMY AT WATERCHASE ADD, THE
Neighborhood Code: 1B200E

Latitude: 32.7629353838
Longitude: -97.1550623961
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 6

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: 2007
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 40897958
Site Name: ACADEMY AT WATERCHASE ADD, THE-3-6
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size ⁺⁺⁺: 2,485
Percent Complete: 100%
Land Sqft ^{*}: 5,227
Land Acres ^{*}: 0.1199
Pool: N

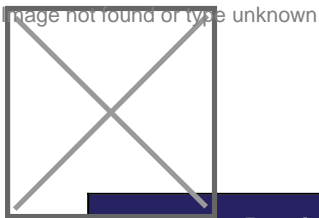
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
CHARLIES CHOICE LLC - SERIES W
Primary Owner Address:
8940 CREEK RUN RD
FORT WORTH, TX 76120

Deed Date: 9/13/2023
Deed Volume:
Deed Page:
Instrument: [D223208423](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HSTRAND LLC	12/21/2022	D222292918		
KARANGES NICK STEVEN	10/13/2011	D211249481	0000000	0000000
MCBRIDE ANGELA;MCBRIDE MICHAEL	12/20/2007	D208003380	0000000	0000000
GOODMAN FAMILY BUILDERS LP	4/14/2006	D206110890	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	\$315,000	\$75,000	\$390,000	\$390,000
2024	\$315,000	\$75,000	\$390,000	\$390,000
2023	\$326,759	\$75,000	\$401,759	\$401,759
2022	\$268,057	\$62,500	\$330,557	\$286,000
2021	\$197,500	\$62,500	\$260,000	\$260,000
2020	\$197,500	\$62,500	\$260,000	\$260,000

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

There are no exemptions for this property

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.