



**Address:** [9049 COTTONWOOD VILLAGE DR](#)  
**City:** FORT WORTH  
**Georeference:** 37-3-7  
**Subdivision:** ACADEMY AT WATERCHASE ADD, THE  
**Neighborhood Code:** 1B200E

**Latitude:** 32.7629320781  
**Longitude:** -97.1549326439  
**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 7

**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)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$413,147

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

**Site Number:** 40897966

**Site Name:** ACADEMY AT WATERCHASE ADD, THE-3-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,595

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,227

**Land Acres<sup>\*</sup>:** 0.1199

**Pool:** N

<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:**

FLOURNOY TANNER

**Primary Owner Address:**

9049 COTTONWOOD VILLAGE DR  
FORT WORTH, TX 76120

**Deed Date:** 10/6/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220257633](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WOOD ROBERT GARY;WOOD SHIRLENE ANN	6/5/2019	<a href="#">D219141392</a>		
POYNTER JUSTIN	4/11/2007	<a href="#">D207129050</a>	0000000	0000000
GOODMAN FAMILY BUILDERS LP	4/14/2006	<a href="#">D206110890</a>	0000000	0000000
WATERCHASE LOT VENTURE JV	11/3/2005	<a href="#">D205340569</a>	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 <sup>+</sup>
2025	\$338,147	\$75,000	\$413,147	\$413,147
2024	\$338,147	\$75,000	\$413,147	\$408,269
2023	\$336,381	\$75,000	\$411,381	\$371,154
2022	\$284,038	\$62,500	\$346,538	\$337,413
2021	\$244,239	\$62,500	\$306,739	\$306,739
2020	\$221,742	\$62,500	\$284,242	\$284,242

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.