



**Address:** [9053 COTTONWOOD VILLAGE DR](#)  
**City:** FORT WORTH  
**Georeference:** 37-3-8  
**Subdivision:** ACADEMY AT WATERCHASE ADD, THE  
**Neighborhood Code:** 1B200E

**Latitude:** 32.7629297001  
**Longitude:** -97.1548026677  
**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 8

**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:** 40897974  
**Site Name:** ACADEMY AT WATERCHASE ADD, THE-3-8  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,800  
**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:**  
SPARRE JERLANN F  
**Primary Owner Address:**  
9053 COTTONWOOD VILLAGE DR  
FORT WORTH, TX 76120

**Deed Date:** 5/14/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218106866](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WESLEY DARALA V;WESLEY PATRICK	4/13/2012	<a href="#">D212093601</a>	0000000	0000000
SLADE BRYAN MASSIE;SLADE JAMES	10/23/2007	<a href="#">D207383619</a>	0000000	0000000
GOODMAN FAMILY BUILDERS LP	8/11/2006	<a href="#">D206253547</a>	0000000	0000000
WATERCHASE LOT VENTURE JV	11/3/2005	<a href="#">D205340569</a>	0000000	0000000
VINCENZO CORPORATION	1/1/2005	0000000000000000	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	\$283,547	\$75,000	\$358,547	\$358,547
2024	\$283,547	\$75,000	\$358,547	\$358,547
2023	\$282,086	\$75,000	\$357,086	\$334,850
2022	\$248,325	\$62,500	\$310,825	\$304,409
2021	\$214,235	\$62,500	\$276,735	\$276,735
2020	\$186,900	\$62,500	\$249,400	\$249,400

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.