



Address: [9057 COTTONWOOD VILLAGE DR](#)
City: FORT WORTH
Georeference: 37-3-9
Subdivision: ACADEMY AT WATERCHASE ADD, THE
Neighborhood Code: 1B200E

Latitude: 32.7629290808
Longitude: -97.1546722358
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 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)

Site Number: 40897982

Site Name: ACADEMY AT WATERCHASE ADD, THE-3-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,557

Percent Complete: 100%

Land Sqft^{*}: 5,227

Land Acres^{*}: 0.1199

Pool: N

State Code: A

Year Built: 2008

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

LEFFINGWELL THOMAS
LEFFINGWELL REGIN

Primary Owner Address:

9057 COTTONWOOD VILLAGE DR
FORT WORTH, TX 76120-4189

Deed Date: 2/15/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213041925](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLSON WILLIAM T	1/31/2013	D213043713	0000000	0000000
WILSON TOBY	9/12/2008	D208359024	0000000	0000000
GOODMAN FAMILY BUILDERS LP	8/11/2006	D206253547	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	\$338,276	\$75,000	\$413,276	\$413,276
2024	\$338,276	\$75,000	\$413,276	\$413,276
2023	\$336,509	\$75,000	\$411,509	\$379,045
2022	\$295,993	\$62,500	\$358,493	\$344,586
2021	\$255,085	\$62,500	\$317,585	\$313,260
2020	\$222,282	\$62,500	\$284,782	\$284,782

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.