



**Address:** [9105 COTTONWOOD VILLAGE DR](#)  
**City:** FORT WORTH  
**Georeference:** 37-3-16  
**Subdivision:** ACADEMY AT WATERCHASE ADD, THE  
**Neighborhood Code:** 1B200E

**Latitude:** 32.7626462126  
**Longitude:** -97.153746958  
**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 16

**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:** 2009  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40898059  
**Site Name:** ACADEMY AT WATERCHASE ADD, THE-3-16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,534  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,663  
**Land Acres<sup>\*</sup>:** 0.1300  
**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:**  
JAMES MATTHEW  
**Primary Owner Address:**  
9105 COTTONWOOD VILLAGE DR  
FORT WORTH, TX 76120

**Deed Date:** 2/1/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219021535](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAD J A ETAL A M LAD;LAD S LAD	4/21/2009	<a href="#">D209107951</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	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	\$336,508	\$75,000	\$411,508	\$411,508
2024	\$336,508	\$75,000	\$411,508	\$411,508
2023	\$334,736	\$75,000	\$409,736	\$377,167
2022	\$294,346	\$62,500	\$356,846	\$342,879
2021	\$253,569	\$62,500	\$316,069	\$311,708
2020	\$220,871	\$62,500	\$283,371	\$283,371

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.