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Address: [9109 COTTONWOOD VILLAGE DR](#)
City: FORT WORTH
Georeference: 37-3-17
Subdivision: ACADEMY AT WATERCHASE ADD, THE
Neighborhood Code: 1B200E

Latitude: 32.7625489284
Longitude: -97.1536852888
TAD Map: 2102-396
MAPSCO: TAR-067Z



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: ACADEMY AT WATERCHASE
ADD, THE Block 3 Lot 17

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: 40898067
Site Name: ACADEMY AT WATERCHASE ADD, THE-3-17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,920
Percent Complete: 100%
Land Sqft^{*}: 5,663
Land Acres^{*}: 0.1300
Pool: N

State Code: A
Year Built: 2009
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

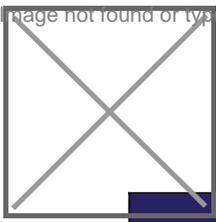
Current Owner:

ELGHAZALI BADAWI
ELGHAZALI NAGLA O

Primary Owner Address:

9109 COTTONWOOD VILLAGE DR
FORT WORTH, TX 76120-4191

Deed Date: 11/23/2009
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D209308783](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
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	00000000000000	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	\$350,000	\$75,000	\$425,000	\$425,000
2024	\$350,000	\$75,000	\$425,000	\$425,000
2023	\$376,886	\$75,000	\$451,886	\$413,237
2022	\$331,159	\$62,500	\$393,659	\$375,670
2021	\$284,992	\$62,500	\$347,492	\$341,518
2020	\$247,971	\$62,500	\$310,471	\$310,471

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.