



Address: [9133 COTTONWOOD VILLAGE DR](#)
City: FORT WORTH
Georeference: 37-3-23
Subdivision: ACADEMY AT WATERCHASE ADD, THE
Neighborhood Code: 1B200E

Latitude: 32.76196574
Longitude: -97.1533201678
TAD Map: 2102-396
MAPSCO: TAR-067Z



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 23

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
Notice Sent Date: 5/1/2025
Notice Value: \$415,696
Protest Deadline Date: 5/24/2024

Site Number: 40898121
Site Name: ACADEMY AT WATERCHASE ADD, THE-3-23
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,567
Percent Complete: 100%
Land Sqft^{*}: 5,663
Land Acres^{*}: 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:
DUCKWORTH BRENDA
Primary Owner Address:
9133 COTTONWOOD VILLAGE DR
FORT WORTH, TX 76120-4191

Deed Date: 8/7/2009
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D209213287](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
K HOVNANIAN HOMES DFW LLC	1/18/2007	D207026398	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	\$340,696	\$75,000	\$415,696	\$415,696
2024	\$340,696	\$75,000	\$415,696	\$412,950
2023	\$338,904	\$75,000	\$413,904	\$375,409
2022	\$298,054	\$62,500	\$360,554	\$341,281
2021	\$247,755	\$62,500	\$310,255	\$310,255
2020	\$223,736	\$62,500	\$286,236	\$286,236

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.