



**Address:** [9144 COTTONWOOD VILLAGE DR](#)  
**City:** FORT WORTH  
**Georeference:** 37-4-11  
**Subdivision:** ACADEMY AT WATERCHASE ADD, THE  
**Neighborhood Code:** 1B200E

**Latitude:** 32.7615340339  
**Longitude:** -97.1536295531  
**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 4 Lot 11

**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:** 2006  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40898547  
**Site Name:** ACADEMY AT WATERCHASE ADD, THE-4-11  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,571  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,098  
**Land Acres<sup>\*</sup>:** 0.1399  
**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:**  
CHARLIE'S CHOICE LLC SERIES T  
**Primary Owner Address:**  
8940 CREEK RUN RD  
FORT WORTH, TX 76120

**Deed Date:** 9/13/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223208292](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HICSONMEZ AMANDA;HICSONMEZ SELIM	6/17/2021	<a href="#">D221179904</a>		
BLAKE KATHERINE	7/26/2007	<a href="#">D207265941</a>	0000000	0000000
GOODMAN FAMILY BUILDERS LP	11/3/2005	<a href="#">D205340574</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	\$321,000	\$60,000	\$381,000	\$381,000
2024	\$321,000	\$60,000	\$381,000	\$381,000
2023	\$333,458	\$60,000	\$393,458	\$393,458
2022	\$289,000	\$50,000	\$339,000	\$339,000
2021	\$253,595	\$50,000	\$303,595	\$303,595
2020	\$220,948	\$50,000	\$270,948	\$270,948

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

There are no exemptions for this property

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.