



Address: [9012 CREEK RUN RD](#)
City: FORT WORTH
Georeference: 37-2-6
Subdivision: ACADEMY AT WATERCHASE ADD, THE
Neighborhood Code: 1B200E

Latitude: 32.7634700819
Longitude: -97.1561289382
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 2 Lot 6

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: 2018
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 41288017
Site Name: ACADEMY AT WATERCHASE ADD, THE-2-6
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,352
Percent Complete: 100%
Land Sqft^{*}: 4,051
Land Acres^{*}: 0.0929
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:
ZAHARAN MAHA
IBRAHIM HAZEM
Primary Owner Address:
9012 CREEK RUN RD
FORT WORTH, TX 76120

Deed Date: 4/13/2022
Deed Volume:
Deed Page:
Instrument: [D222097766](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAC STACIE;NGUYEN MINH	1/10/2020	D220007773		
JAAFARI INVESTMENTS LLC	10/31/2019	D219251957		
JAAFARI KHALDOUN	8/10/2017	D217184901		
WOODHAVEN NATIONAL BANK	6/3/2014	D214120875	0000000	0000000
VINCENZO CORPORATION	7/31/2008	D208364740	0000000	0000000
GIOVANNI HOMES CORP	6/7/2007	D207236024	0000000	0000000
BENSON DORCAS E	1/1/2007	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	\$280,000	\$60,000	\$340,000	\$340,000
2024	\$329,800	\$60,000	\$389,800	\$389,800
2023	\$319,717	\$60,000	\$379,717	\$379,717
2022	\$269,689	\$50,000	\$319,689	\$319,000
2021	\$240,000	\$50,000	\$290,000	\$290,000
2020	\$210,000	\$50,000	\$260,000	\$260,000

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.