



Address: [9228 CASTORIAN DR](#)
City: FORT WORTH
Georeference: 45261S-40-28
Subdivision: WATERSBEND SOUTH
Neighborhood Code: 2N1002

Latitude: 32.9022320176
Longitude: -97.3660386818
TAD Map: 2036-448
MAPSCO: TAR-034A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WATERSBEND SOUTH Block 40
Lot 28

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2020

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800046875

Site Name: WATERSBEND SOUTH 40 28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,167

Percent Complete: 100%

Land Sqft^{*}: 5,750

Land Acres^{*}: 0.1320

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:

AIKA TRUSCILLA KERUBO
ODHONG JECKTONE

Primary Owner Address:

9228 CASTORIAN DR
FORT WORTH, TX 76131

Deed Date: 3/3/2023

Deed Volume:

Deed Page:

Instrument: [D223045169](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHILLIPS ANDREW T;PHILLIPS RACHAEL N	4/30/2020	D2200100270		
D R HORTON-TEXAS LTD	11/21/2019	D219270695		
FORESTAR (USA) REAL ESTATE GROUP INC	8/23/2019	D218216384		

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	\$282,289	\$65,000	\$347,289	\$347,289
2024	\$282,289	\$65,000	\$347,289	\$347,289
2023	\$344,684	\$65,000	\$409,684	\$310,285
2022	\$250,414	\$65,000	\$315,414	\$282,077
2021	\$191,434	\$65,000	\$256,434	\$256,434
2020	\$0	\$45,500	\$45,500	\$45,500

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.