



Address: [9112 LEVERET LN](#)
City: FORT WORTH
Georeference: 45261S-41-28
Subdivision: WATERSBEND SOUTH
Neighborhood Code: 2N1002

Latitude: 32.9002640406
Longitude: -97.36519762
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 41
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: 800046910
Site Name: WATERSBEND SOUTH 41 28
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,571
Percent Complete: 100%
Land Sqft^{*}: 6,325
Land Acres^{*}: 0.1452
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:

SANCHEZ BRYANT ADRIAN
SANTANA LUZ IRENE

Primary Owner Address:

9112 LEVERET LN
FORT WORTH, TX 76131

Deed Date: 8/28/2020
Deed Volume:
Deed Page:
Instrument: [D220218791](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON-TEXAS LTD	1/16/2020	D220014164		
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	\$215,176	\$65,000	\$280,176	\$280,176
2024	\$215,176	\$65,000	\$280,176	\$280,176
2023	\$261,953	\$65,000	\$326,953	\$256,643
2022	\$191,302	\$65,000	\$256,302	\$233,312
2021	\$147,102	\$65,000	\$212,102	\$212,102
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.