

Property Information | PDF

Account Number: 42567872

Address: 9112 LEVERET LN

City: FORT WORTH

Georeference: 45261S-41-28

Subdivision: WATERSBEND SOUTH

Neighborhood Code: 2N1002

Googlet Mapd 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

Latitude: 32.9002640406

Longitude: -97.36519762

TAD Map: 2036-448 **MAPSCO:** TAR-034A

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.

OWNER INFORMATION

Current Owner:

SANCHEZ BRYANT ADRIAN Deed Date: 8/28/2020

SANTANA LUZ IRENE

Primary Owner Address:

9112 LEVERET LN

Deed Volume:

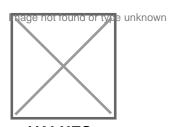
Deed Page:

FORT WORTH, TX 76131 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		

07-10-2025 Page 1

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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.

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.

07-10-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.