



Address: [9040 RIDGERIVER WAY](#)
City: FORT WORTH
Georeference: 45261S-20-16
Subdivision: WATERSBEND SOUTH
Neighborhood Code: 2N1002

Latitude: 32.9004758077
Longitude: -97.3627356517
TAD Map: 2042-448
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 20
Lot 16 PLAT D220094059

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: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 800052971
Site Name: WATERSBEND SOUTH 20 16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,138
Percent Complete: 100%
Land Sqft^{*}: 6,024
Land Acres^{*}: 0.1383
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:
CRUZ APONTE JUAN C
CLAUDIO LOPEZ KEILA M
Primary Owner Address:
9040 RIDGERIVER WAY
FORT WORTH, TX 76131

Deed Date: 3/26/2021
Deed Volume:
Deed Page:
Instrument: [D221083811](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON - TEXAS LTD	10/8/2020	D220262237		



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	\$242,379	\$65,000	\$307,379	\$307,379
2024	\$242,379	\$65,000	\$307,379	\$307,379
2023	\$312,732	\$65,000	\$377,732	\$377,732
2022	\$249,178	\$65,000	\$314,178	\$314,178
2021	\$38,101	\$65,000	\$103,101	\$103,101
0	\$0	\$0	\$0	\$0

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.