



LOCATION

Address: [9108 LEVERET LN](#)
City: FORT WORTH
Georeference: 45261S-41-27
Subdivision: WATERSBEND SOUTH
Neighborhood Code: 2N1002

Latitude: 32.900059401
Longitude: -97.3651852391
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 27

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: 5/15/2025

Site Number: 800046909
Site Name: WATERSBEND SOUTH 41 27
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,776
Percent Complete: 100%
Land Sqft^{*}: 10,442
Land Acres^{*}: 0.2397
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:

CAPUANO NANCY
CAPUANO LARRY

Primary Owner Address:

9108 LEVERET LN
FORT WORTH, TX 76131

Deed Date: 10/6/2023
Deed Volume:
Deed Page:
Instrument: [D223181701](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EWETRZ JUSTIN S	7/8/2020	D220163068		
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	\$0	\$0	\$0	\$0
2024	\$254,989	\$65,000	\$319,989	\$319,989
2023	\$310,970	\$65,000	\$375,970	\$288,576
2022	\$226,401	\$65,000	\$291,401	\$262,342
2021	\$173,493	\$65,000	\$238,493	\$238,493
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

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.