

## LOCATION

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**Address:** [9116 LEVERET LN](#)

**City:** FORT WORTH

**Georeference:** 45261S-41-29

**Subdivision:** WATERSBEND SOUTH

**Neighborhood Code:** 2N1002

**Latitude:** 32.9004152225

**Longitude:** -97.3651919485

**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

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**Legal Description:** WATERSBEND SOUTH Block 41  
Lot 29

**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:** 800046925

**Site Name:** WATERSBEND SOUTH 41 29

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,167

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,325

**Land Acres<sup>\*</sup>:** 0.1452

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

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**Current Owner:**

VELAZQUEZ KAYTLYN  
VELAZQUEZ GUILLERMO JR

**Primary Owner Address:**

9116 LEVERET LN  
FORT WORTH, TX 76131

**Deed Date:** 3/21/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224049053](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KUKULKA BRITTANY	7/21/2020	<a href="#">D220175499</a>		
D R HORTON-TEXAS LTD	1/16/2020	<a href="#">D220014164</a>		
FORESTAR (USA) REAL ESTATE GROUP INC	8/23/2019	<a href="#">D218216384</a>		

## 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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$282,289	\$65,000	\$347,289	\$341,314
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

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.