

LOCATION

Address: [9025 RIDGERIVER WAY](#)
City: FORT WORTH
Georeference: 45261S-43-11
Subdivision: WATERSBEND SOUTH
Neighborhood Code: 2N1002

Latitude: 32.89993589
Longitude: -97.3633106175
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 43
 Lot 11 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)

Site Number: 800053042
Site Name: WATERSBEND SOUTH 43 11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,575
Percent Complete: 100%
Land Sqft^{*}: 6,000
Land Acres^{*}: 0.1377
Pool: N

State Code: A

Year Built: 2020

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

IBARRA ADRIAN B

Primary Owner Address:

9025 RIDGERIVER WAY
 FORT WORTH, TX 76131

Deed Date: 12/10/2021

Deed Volume:

Deed Page:

Instrument: [D221362259](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ESCOBEDO CARLOS	3/17/2021	D221073279		
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	\$0	\$0	\$0	\$0
2024	\$215,460	\$65,000	\$280,460	\$280,460
2023	\$262,305	\$65,000	\$327,305	\$282,206
2022	\$191,551	\$65,000	\$256,551	\$256,551
2021	\$56,930	\$65,000	\$121,930	\$121,930
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

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 70 to 99 PCT 11.22

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.