

## LOCATION

**Address:** [9021 RIDGERIVER WAY](#)  
**City:** FORT WORTH  
**Georeference:** 45261S-43-12  
**Subdivision:** WATERSBEND SOUTH  
**Neighborhood Code:** 2N1002

**Latitude:** 32.8997992201  
**Longitude:** -97.3633156068  
**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 12 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:** 800053050  
**Site Name:** WATERSBEND SOUTH 43 12  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,860  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,000  
**Land Acres<sup>\*</sup>:** 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:**

CYRUS ANGELA LEE

**Primary Owner Address:**

9021 RIDGERIVER WAY  
 FORT WORTH, TX 76131

**Deed Date:** 3/15/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221070364](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON - TEXAS LTD	10/8/2020	<a href="#">D220262237</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	\$264,605	\$65,000	\$329,605	\$329,605
2023	\$322,809	\$65,000	\$387,809	\$387,809
2022	\$234,879	\$65,000	\$299,879	\$299,879
2021	\$59,285	\$65,000	\$124,285	\$124,285
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

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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.