

LOCATION

Address: [9017 RIDGERIVER WAY](#)
City: FORT WORTH
Georeference: 45261S-43-13
Subdivision: WATERSBEND SOUTH
Neighborhood Code: 2N1002

Latitude: 32.8996632459
Longitude: -97.3633206617
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 13 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: 800053052
Site Name: WATERSBEND SOUTH 43 13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,138
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:

WATKINS KEMI

Primary Owner Address:

9017 RIDGERIVER WAY
 FORT WORTH, TX 76131

Deed Date: 3/31/2021

Deed Volume:

Deed Page:

Instrument: [D221088942](#)

| 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 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$280,887 | \$65,000 | \$345,887 | \$345,887 |
| 2023 | \$342,958 | \$65,000 | \$407,958 | \$345,596 |
| 2022 | \$249,178 | \$65,000 | \$314,178 | \$314,178 |
| 2021 | \$69,452 | \$65,000 | \$134,452 | \$134,452 |
| 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)

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.