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**Address:** [9228 CASTORIAN DR](#)  
**City:** FORT WORTH  
**Georeference:** 45261S-40-28  
**Subdivision:** WATERSBEND SOUTH  
**Neighborhood Code:** 2N1002

**Latitude:** 32.9022320176  
**Longitude:** -97.3660386818  
**TAD Map:** 2036-448  
**MAPSCO:** TAR-034A



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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** WATERSBEND SOUTH Block 40  
Lot 28

**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:** 800046875

**Site Name:** WATERSBEND SOUTH 40 28

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

**Parcels:** 1

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

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,750

**Land Acres<sup>\*</sup>:** 0.1320

**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

**Current Owner:**

AIKA TRUSCILLA KERUBO  
ODHONG JECKTONE

**Primary Owner Address:**

9228 CASTORIAN DR  
FORT WORTH, TX 76131

**Deed Date:** 3/3/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223045169](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHILLIPS ANDREW T;PHILLIPS RACHAEL N	4/30/2020	<a href="#">D2200100270</a>		
D R HORTON-TEXAS LTD	11/21/2019	<a href="#">D219270695</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	\$347,289
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

- 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.