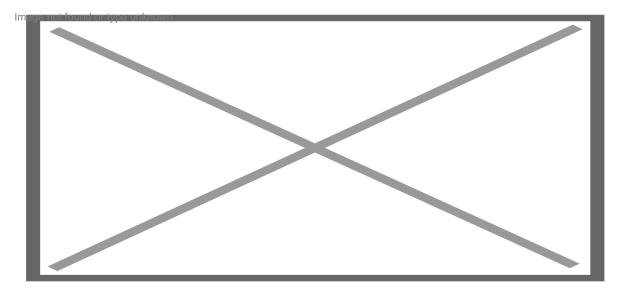


# Tarrant Appraisal District Property Information | PDF Account Number: 42568038

#### Address: <u>9240 LEVERET LN</u>

City: FORT WORTH Georeference: 45261S-41-44 Subdivision: WATERSBEND SOUTH Neighborhood Code: 2N1002 Latitude: 32.9024836908 Longitude: -97.3651165365 TAD Map: 2036-448 MAPSCO: TAR-034A





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

### **PROPERTY DATA**

Legal Description: WATERSBEND SOUTH Block 41 Lot 44

#### 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: 800046796 Site Name: WATERSBEND SOUTH 41 44 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,167 Percent Complete: 100% Land Sqft\*: 5,750 Land Acres\*: 0.1320 Pool: N

+++ Rounded.

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



### **OWNER INFORMATION**

Current Owner: GUTIERREZ CHRISTOPHER JAKE LEWIS KATHRYNE

Primary Owner Address: 9240 LEVERET LN FORT WORTH, TX 76131 Deed Date: 7/15/2020 Deed Volume: Deed Page: Instrument: D220169767

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON-TEXAS LTD	12/19/2019	D219293897		
FORESTAR (USA) REAL ESTATE GROUP INC	8/23/2019	D218216384		

### 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	\$282,289	\$65,000	\$347,289	\$347,289
2023	\$344,684	\$65,000	\$409,684	\$409,684
2022	\$250,414	\$65,000	\$315,414	\$315,414
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.