



Address: [9116 RIDGERIVER WAY](#)
City: FORT WORTH
Georeference: 45261S-20-21
Subdivision: WATERSBEND SOUTH
Neighborhood Code: 2N1002

Latitude: 32.9011903977
Longitude: -97.3627099071
TAD Map: 2042-448
MAPSCO: TAR-034A



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

PROPERTY DATA

Legal Description: WATERSBEND SOUTH Block 20
Lot 21 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)

State Code: A

Year Built: 2021

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800052964

Site Name: WATERSBEND SOUTH 20 21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,799

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

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:

FLORES ANDRES
FLORES CLARISSA

Deed Date: 11/17/2023

Deed Volume:

Deed Page:

Instrument: [D223207674](#)

Primary Owner Address:

9116 RIDGERIVER WAY
FORT WORTH, TX 76131

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARRIS BILLY JO;NGUYEN CHI NGOC KIM	3/31/2021	D221089524		
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	\$261,182	\$65,000	\$326,182	\$326,182
2023	\$318,481	\$65,000	\$383,481	\$383,481
2022	\$231,919	\$65,000	\$296,919	\$296,919
2021	\$0	\$45,500	\$45,500	\$45,500
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.