



Address: [8316 LLANO AVE](#)
City: BENBROOK
Georeference: 10330--18B-A
Subdivision: DUNLAP ADDITION
Neighborhood Code: 4W003M

Latitude: 32.7090091694
Longitude: -97.4607528267
TAD Map: 2012-376
MAPSCO: TAR-073X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: DUNLAP ADDITION Lot 18B

Jurisdictions:

- CITY OF BENBROOK (003)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

State Code: A

Year Built: 1973

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/24/2024

Site Number: 00742147
Site Name: DUNLAP ADDITION-18B-A
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,619
Percent Complete: 100%
Land Sqft^{*}: 16,320
Land Acres^{*}: 0.3746
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:

GRUNEWALD RUSSELL W

Primary Owner Address:

8316 LLANO AVE
BENBROOK, TX 76116-1414

Deed Date: 8/8/2007
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D207282961](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRIARPATH INVESTMENTS LLC	5/16/2007	D207173427	0000000	0000000
CONKLIN GENE G	4/28/1992	000000000000000	0000000	0000000
CONKLIN CLYDE K	12/31/1900	000000000000000	0000000	0000000



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	\$184,774	\$40,000	\$224,774	\$224,774
2024	\$232,718	\$40,000	\$272,718	\$272,718
2023	\$267,034	\$40,000	\$307,034	\$290,481
2022	\$224,074	\$40,000	\$264,074	\$264,074
2021	\$205,828	\$40,000	\$245,828	\$243,210
2020	\$210,822	\$40,000	\$250,822	\$221,100

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)
- DISABLED VET 70 to 99 PCT 11.22

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.