



**Address:** [8609 EDGEBROOK TERR](#)  
**City:** BENBROOK  
**Georeference:** 44415-8-3  
**Subdivision:** VALLEY WEST ADDITION  
**Neighborhood Code:** 4W003H

**Latitude:** 32.7102046809  
**Longitude:** -97.4653497408  
**TAD Map:** 2006-376  
**MAPSCO:** TAR-073X



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** VALLEY WEST ADDITION Block  
8 Lot 3

**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:** 1976  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03245969  
**Site Name:** VALLEY WEST ADDITION-8-3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,108  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,625  
**Land Acres<sup>\*</sup>:** 0.2209  
**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:**  
KLAMT PATSY R  
**Primary Owner Address:**  
8609 EDGEBROOK TERR  
FORT WORTH, TX 76116-7666  
**Deed Date:** 1/7/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** 142-21-004212

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KLAMT DAROLD A EST	12/31/1900	0000000000000000	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 <sup>+</sup>
2025	\$265,182	\$50,000	\$315,182	\$315,182
2024	\$265,182	\$50,000	\$315,182	\$315,182
2023	\$294,412	\$50,000	\$344,412	\$310,246
2022	\$246,148	\$50,000	\$296,148	\$282,042
2021	\$206,402	\$50,000	\$256,402	\$256,402
2020	\$208,181	\$50,000	\$258,181	\$253,679

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.