



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⁺⁺⁺: 2,108
Percent Complete: 100%
Land Sqft^{*}: 9,625
Land Acres^{*}: 0.2209
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:
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 ⁺
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.