



**Address:** [8604 EDGEBROOK TERR](#)  
**City:** BENBROOK  
**Georeference:** 44415-9-7  
**Subdivision:** VALLEY WEST ADDITION  
**Neighborhood Code:** 4W003H

**Latitude:** 32.7106842114  
**Longitude:** -97.4651650568  
**TAD Map:** 2006-376  
**MAPSCO:** TAR-073T



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  
9 Lot 7

**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:** 7/12/2024

**Site Number:** 03246086  
**Site Name:** VALLEY WEST ADDITION-9-7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,779  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,250  
**Land Acres<sup>\*</sup>:** 0.2123  
**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:**  
MCGUIGAN BRENDA SUE  
**Primary Owner Address:**  
8604 EDGEBROOK TERR  
BENBROOK, TX 76116-7665

**Deed Date:** 8/21/2004  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ENGELING BRENDA SUE	1/12/1989	00094870002091	0009487	0002091
PETTICREW SYLVIA LOUISE	7/25/1986	00086270000427	0008627	0000427
MC DONNELL L F	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 <sup>+</sup>
2025	\$241,817	\$50,000	\$291,817	\$291,817
2024	\$241,817	\$50,000	\$291,817	\$291,817
2023	\$268,408	\$50,000	\$318,408	\$288,427
2022	\$224,514	\$50,000	\$274,514	\$262,206
2021	\$188,369	\$50,000	\$238,369	\$238,369
2020	\$189,993	\$50,000	\$239,993	\$237,002

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.