



Address: [8305 LLANO AVE](#)
City: BENBROOK
Georeference: A 181-3A01A
Subdivision: BRADFORD, JAMES A
Neighborhood Code: 4W003M

Latitude: 32.7082954265
Longitude: -97.4596412857
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: BRADFORD, JAMES A Abstract
181 Tract 3A01A

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: 1965

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 04716590

Site Name: BRADFORD, JAMES A-3A01A

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,858

Percent Complete: 100%

Land Sqft^{*}: 18,295

Land Acres^{*}: 0.4199

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:

KOCI CLAUDIA

Primary Owner Address:

1017 SPROLES DR
BENBROOK, TX 76126-3431

Deed Date: 11/26/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KOCI CLAUDIA;KOCI RUDOLPH EST JR	12/31/1900	00040300000570	0004030	0000570

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	\$158,339	\$40,000	\$198,339	\$198,339
2024	\$158,339	\$40,000	\$198,339	\$198,339
2023	\$153,680	\$40,000	\$193,680	\$181,158
2022	\$135,374	\$40,000	\$175,374	\$164,689
2021	\$109,717	\$40,000	\$149,717	\$149,717
2020	\$138,251	\$40,000	\$178,251	\$169,909

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.