



**Address:** [8301 LLANO AVE](#)  
**City:** BENBROOK  
**Georeference:** A 181-3A01B  
**Subdivision:** BRADFORD, JAMES A  
**Neighborhood Code:** 4W003M

**Latitude:** 32.7082961925  
**Longitude:** -97.4593132159  
**TAD Map:** 2012-376  
**MAPSCO:** TAR-073Y



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 3A01B

**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:** 1955

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 04716612

**Site Name:** BRADFORD, JAMES A-3A01B

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,800

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 22,215

**Land Acres<sup>\*</sup>:** 0.5099

**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:**

WILL ROGERS PROPERTIES LLC

**Primary Owner Address:**

PO BOX 123169  
FORT WORTH, TX 76121

**Deed Date:** 12/17/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215282765](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRANK DARRELL W	11/22/2014	<a href="#">D215282763</a>		
FRANK DARRELL W;FRANK VICKIE S EST	2/28/2001	00147570000257	0014757	0000257
WHITEHURST THELMA J	3/6/2000	00142480000365	0014248	0000365
MORELL HERMAN E	12/31/1900	00000000000000	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	\$246,397	\$40,000	\$286,397	\$286,397
2024	\$246,397	\$40,000	\$286,397	\$286,397
2023	\$237,019	\$40,000	\$277,019	\$277,019
2022	\$207,969	\$40,000	\$247,969	\$247,969
2021	\$168,946	\$40,000	\$208,946	\$208,946
2020	\$145,588	\$40,000	\$185,588	\$185,588

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

There are no exemptions for this property

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.