



Address: [9009 RANCH BLUFF CT](#)
City: BENBROOK
Georeference: 33718-4-14
Subdivision: REATA PLACE AT TEAM RANCH ADDN
Neighborhood Code: 4W003C

Latitude: 32.7048442205
Longitude: -97.4695320206
TAD Map: 2006-376
MAPSCO: TAR-073W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: REATA PLACE AT TEAM
RANCH ADDN Block 4 Lot 14

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: 2002

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$576,716

Protest Deadline Date: 5/24/2024

Site Number: 07522207

Site Name: REATA PLACE AT TEAM RANCH ADDN-4-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,295

Percent Complete: 100%

Land Sqft^{*}: 17,849

Land Acres^{*}: 0.4097

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:

BRAUN JASON A
BRAUN VIANEI L

Primary Owner Address:

9009 RANCH BLUFF CT
BENBROOK, TX 76126

Deed Date: 6/26/2015

Deed Volume:

Deed Page:

Instrument: [D215139027](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DOUGHERTY CHARLES;DOUGHERTY MARY	4/18/2003	00166200000362	0016620	0000362
STIL-MORR LLC	8/13/2002	00159050000136	0015905	0000136
TEAM RANCH PARTNERSHIP	1/1/1999	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 ⁺
2025	\$496,716	\$80,000	\$576,716	\$575,455
2024	\$496,716	\$80,000	\$576,716	\$523,141
2023	\$481,299	\$80,000	\$561,299	\$475,583
2022	\$352,348	\$80,000	\$432,348	\$432,348
2021	\$362,000	\$80,000	\$442,000	\$442,000
2020	\$333,992	\$80,000	\$413,992	\$413,992

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.