



**Address:** [8954 RANCH BLUFF CT](#)  
**City:** BENBROOK  
**Georeference:** 33718-4-26  
**Subdivision:** REATA PLACE AT TEAM RANCH ADDN  
**Neighborhood Code:** 4W003C

**Latitude:** 32.7048894561  
**Longitude:** -97.4666412661  
**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:** REATA PLACE AT TEAM  
RANCH ADDN Block 4 Lot 26

**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:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$575,963

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

**Site Number:** 07522428

**Site Name:** REATA PLACE AT TEAM RANCH ADDN-4-26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,852

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 14,325

**Land Acres<sup>\*</sup>:** 0.3288

**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:**

GUSTAFSON NANCY F

**Primary Owner Address:**

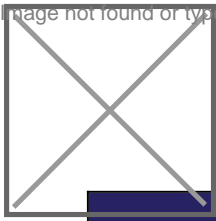
8954 RANCH BLUFF CT  
BENBROOK, TX 76126-1655

**Deed Date:** 2/24/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212052106](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROBERSON ETHEL;ROBERSON STEVIE	9/4/2002	00159450000270	0015945	0000270
SUTTER HOMES INC	4/16/2002	00156250000150	0015625	0000150
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 <sup>+</sup>
2025	\$495,963	\$80,000	\$575,963	\$540,475
2024	\$495,963	\$80,000	\$575,963	\$491,341
2023	\$492,976	\$80,000	\$572,976	\$446,674
2022	\$326,067	\$80,000	\$406,067	\$406,067
2021	\$327,623	\$80,000	\$407,623	\$407,623
2020	\$305,545	\$80,000	\$385,545	\$385,545

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.