



**Address:** [8971 RANCH BLUFF CT](#)  
**City:** BENBROOK  
**Georeference:** 33718-5-7  
**Subdivision:** REATA PLACE AT TEAM RANCH ADDN  
**Neighborhood Code:** 4W003C

**Latitude:** 32.7045637022  
**Longitude:** -97.468008782  
**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 5 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:** 2001

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$588,718

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

**Site Number:** 07522576

**Site Name:** REATA PLACE AT TEAM RANCH ADDN-5-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,711

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,154

**Land Acres<sup>\*</sup>:** 0.2560

**Pool:** Y

<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:**

DAVID JOHN PERKINS REVOCABLE TRUST

**Primary Owner Address:**

8971 RANCH BLUFF CT  
BENBROOK, TX 76126

**Deed Date:** 5/1/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D2250748477](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PERKINS DAVID J	10/4/2001	00151900000344	0015190	0000344
DISSMORE ENTERPRISES INC	5/18/2001	00149220000194	0014922	0000194
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	\$508,718	\$80,000	\$588,718	\$555,094
2024	\$508,718	\$80,000	\$588,718	\$504,631
2023	\$505,917	\$80,000	\$585,917	\$458,755
2022	\$337,050	\$80,000	\$417,050	\$417,050
2021	\$338,570	\$80,000	\$418,570	\$418,570
2020	\$317,588	\$80,000	\$397,588	\$397,588

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

- 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.