



**Address:** [8963 RANCH BLUFF CT](#)  
**City:** BENBROOK  
**Georeference:** 33718-5-9  
**Subdivision:** REATA PLACE AT TEAM RANCH ADDN  
**Neighborhood Code:** 4W003C

**Latitude:** 32.7044661012  
**Longitude:** -97.4674575175  
**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 9

**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:** \$529,475

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

**Site Number:** 07522789

**Site Name:** REATA PLACE AT TEAM RANCH ADDN-5-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,989

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,622

**Land Acres<sup>\*</sup>:** 0.2668

**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:**

DAILEY MEGAN L  
DAILEY WALKER S

**Primary Owner Address:**

8963 RANCH BLUFF CT  
FORT WORTH, TX 76126

**Deed Date:** 3/10/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225040486](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NELSON GREGORY A;NELSON LORRAINE M	9/17/2014	<a href="#">D21404844</a>		
THOMPSON EULAN D;THOMPSON LYDIA	9/25/2009	<a href="#">D209259450</a>	0000000	0000000
HUGHES FLOYD R;HUGHES LORI J	3/28/2003	00165440000231	0016544	0000231
SUTTER HOMES INC	7/24/2001	00150460000025	0015046	0000025
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	\$449,475	\$80,000	\$529,475	\$529,475
2024	\$449,475	\$80,000	\$529,475	\$483,998
2023	\$450,236	\$80,000	\$530,236	\$439,998
2022	\$319,998	\$80,000	\$399,998	\$399,998
2021	\$325,800	\$80,000	\$405,800	\$405,800
2020	\$290,663	\$80,000	\$370,663	\$370,663

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.