



Address: [5312 LA BANDERA TR](#)
City: BENBROOK
Georeference: 23037-21-9
Subdivision: LA BANDERA AT TEAM RANCH
Neighborhood Code: 4W003E

Latitude: 32.6934505705
Longitude: -97.4595897911
TAD Map: 2012-372
MAPSCO: TAR-087B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LA BANDERA AT TEAM RANCH
Block 21 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: 2004

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$374,374

Protest Deadline Date: 5/24/2024

Site Number: 40284875

Site Name: LA BANDERA AT TEAM RANCH-21-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,160

Percent Complete: 100%

Land Sqft^{*}: 11,171

Land Acres^{*}: 0.2564

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:

KENNEDY KRISTEN

Primary Owner Address:

5312 LA BANDERA TR
BENBROOK, TX 76126-1680

Deed Date: 7/24/2008

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D208291902](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TIBLETS CHARLES B	7/14/2004	D204229560	0000000	0000000
CLARITY HOMES INC	3/19/2004	D204112895	0000000	0000000
COOK TEAM LP	1/1/2003	000000000000000	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	\$314,374	\$60,000	\$374,374	\$374,374
2024	\$314,374	\$60,000	\$374,374	\$355,425
2023	\$316,971	\$60,000	\$376,971	\$323,114
2022	\$272,188	\$60,000	\$332,188	\$293,740
2021	\$207,036	\$60,000	\$267,036	\$267,036
2020	\$208,010	\$60,000	\$268,010	\$268,010

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.