



Address: [8312 TEJA TR](#)
City: BENBROOK
Georeference: 23037-16-7
Subdivision: LA BANDERA AT TEAM RANCH
Neighborhood Code: 4W003E

Latitude: 32.6911773057
Longitude: -97.4588946345
TAD Map: 2012-372
MAPSCO: TAR-087G



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 16 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: 2005
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$399,636
Protest Deadline Date: 7/12/2024

Site Number: 40799522
Site Name: LA BANDERA AT TEAM RANCH-16-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,503
Percent Complete: 100%
Land Sqft^{*}: 7,200
Land Acres^{*}: 0.1652
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:
GALLAGHER JANIS
Primary Owner Address:
8312 TEJA TRL
FORT WORTH, TX 76126

Deed Date: 1/8/2024
Deed Volume:
Deed Page:
Instrument: 142-24-003650

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GALLAGHER JANIS;GALLAGHER RICHARD	8/29/2023	D223158001		
CLINKSCALES BENJAMIN;CLINKSCALES C	12/14/2005	D205364682	0000000	0000000
CLINKSCALES;CLINKSCALES BENJAMIN	11/21/2005	D205364682	0000000	0000000
CLARITY HOMES LTD	7/27/2005	D205235858	0000000	0000000
TEAM RANCH PARTNERSHIP	1/1/2005	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	\$339,636	\$60,000	\$399,636	\$399,636
2024	\$339,636	\$60,000	\$399,636	\$399,636
2023	\$342,435	\$60,000	\$402,435	\$343,203
2022	\$294,040	\$60,000	\$354,040	\$312,003
2021	\$223,639	\$60,000	\$283,639	\$283,639
2020	\$224,686	\$60,000	\$284,686	\$284,686

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)
- Surviving Spouse of Disabled Vet 100 PCT

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.