

Tarrant Appraisal District

Property Information | PDF

Account Number: 40799719

Address: 8301 TEJA TR

City: BENBROOK

**Georeference:** 23037-17-9

Subdivision: LA BANDERA AT TEAM RANCH

Neighborhood Code: 4W003E

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

## **PROPERTY DATA**

Legal Description: LA BANDERA AT TEAM RANCH

Block 17 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: 2005

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025 Notice Value: \$385,684

Protest Deadline Date: 5/24/2024

**Site Number:** 40799719

Site Name: LA BANDERA AT TEAM RANCH-17-9

Site Class: A1 - Residential - Single Family

Latitude: 32.6905376827

**TAD Map:** 2012-372 **MAPSCO:** TAR-087G

Longitude: -97.4587183174

Parcels: 1

Approximate Size+++: 2,325
Percent Complete: 100%

Land Sqft\*: 16,438 Land Acres\*: 0.3773

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

BURNS SHAUN E BURNS MARY S

**Primary Owner Address:** 

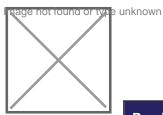
8301 TEJA TR

BENBROOK, TX 76126-1840

Deed Date: 1/12/2006
Deed Volume: 0000000
Deed Page: 0000000
Instrument: D206015284

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
STIL-MORR LLC	9/7/2005	D205270943	0000000	0000000
COOK TEAM LP	1/1/2005	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*
2025	\$325,684	\$60,000	\$385,684	\$385,684
2024	\$325,684	\$60,000	\$385,684	\$366,009
2023	\$328,362	\$60,000	\$388,362	\$332,735
2022	\$282,176	\$60,000	\$342,176	\$302,486
2021	\$214,987	\$60,000	\$274,987	\$274,987
2020	\$215,994	\$60,000	\$275,994	\$275,994

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.

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