



Address: [8464 ARROYO LN](#)
City: BENBROOK
Georeference: 23037-20-21
Subdivision: LA BANDERA AT TEAM RANCH
Neighborhood Code: 4W003E

Latitude: 32.690059778
Longitude: -97.4648704143
TAD Map: 2006-372
MAPSCO: TAR-087F



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 20 Lot 21

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: 2006
Personal Property Account: N/A
Agent: PROPERTY TAX LOCK (11667)
Protest Deadline Date: 5/24/2024

Site Number: 40800474
Site Name: LA BANDERA AT TEAM RANCH-20-21
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,290
Percent Complete: 100%
Land Sqft^{*}: 10,193
Land Acres^{*}: 0.2339
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:
BLANDON EDDY
BLANDON CLAUDIA
Primary Owner Address:
8464 ARROYO LN
BENBROOK, TX 76126-1833

Deed Date: 1/30/2007
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D207036222](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEARSTONE PROPERTIES LP	4/10/2006	D206112864	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	\$282,206	\$60,000	\$342,206	\$342,206
2024	\$282,206	\$60,000	\$342,206	\$342,206
2023	\$275,496	\$60,000	\$335,496	\$332,661
2022	\$267,945	\$60,000	\$327,945	\$302,419
2021	\$214,926	\$60,000	\$274,926	\$274,926
2020	\$215,929	\$60,000	\$275,929	\$275,929

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

There are no exemptions for this property

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.