



Address: [8468 ARROYO LN](#)
City: BENBROOK
Georeference: 23037-20-22
Subdivision: LA BANDERA AT TEAM RANCH
Neighborhood Code: 4W003E

Latitude: 32.6899706565
Longitude: -97.4651390854
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 22

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: None

Protest Deadline Date: 5/24/2024

Site Number: 40800482

Site Name: LA BANDERA AT TEAM RANCH-20-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,898

Percent Complete: 100%

Land Sqft^{*}: 11,246

Land Acres^{*}: 0.2581

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:

HEINZ TASHA
ARREGUIN DANIEL

Primary Owner Address:

8468 ARROYO LN
BENBROOK, TX 76126

Deed Date: 9/10/2021

Deed Volume:

Deed Page:

Instrument: [D221277209](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------|-----------|----------------------------|-------------|-----------|
| OPENDOOR PROPERTY TRUST I | 6/17/2021 | D221178198 | | |
| SMITH BRIDGETTE M | 9/22/2006 | D206303818 | 0000000 | 0000000 |
| QUAD B ENTERPRISES LTD | 3/17/2006 | 000000000000000 | 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 | \$283,000 | \$57,000 | \$340,000 | \$340,000 |
| 2024 | \$293,000 | \$57,000 | \$350,000 | \$350,000 |
| 2023 | \$286,320 | \$57,000 | \$343,320 | \$343,320 |
| 2022 | \$260,767 | \$57,000 | \$317,767 | \$317,767 |
| 2021 | \$198,705 | \$57,000 | \$255,705 | \$255,705 |
| 2020 | \$199,632 | \$57,000 | \$256,632 | \$256,632 |

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.