



Address: [8465 ARROYO LN](#)
City: BENBROOK
Georeference: 23037-20-25
Subdivision: LA BANDERA AT TEAM RANCH
Neighborhood Code: 4W003E

Latitude: 32.6894139452
Longitude: -97.4648901542
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 25

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: TAX RECOURSE LLC (00984)

Protest Deadline Date: 5/24/2024

Site Number: 40800512

Site Name: LA BANDERA AT TEAM RANCH-20-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,716

Percent Complete: 100%

Land Sqft^{*}: 13,231

Land Acres^{*}: 0.3037

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:

BAF ASSETS 3 LLC

Primary Owner Address:

5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

Deed Date: 5/18/2021

Deed Volume:

Deed Page:

Instrument: [D221142889](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------|------------|----------------------------|-------------|-----------|
| BAF 3 LLC | 9/17/2020 | D220240627 | | |
| HASSLER KENNETH | 10/11/2006 | D206329256 | 0000000 | 0000000 |
| QUAD B ENTERPRISES LTD | 9/21/2006 | D206322667 | 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 | \$311,100 | \$45,900 | \$357,000 | \$357,000 |
| 2024 | \$338,100 | \$45,900 | \$384,000 | \$384,000 |
| 2023 | \$344,100 | \$45,900 | \$390,000 | \$390,000 |
| 2022 | \$277,100 | \$45,900 | \$323,000 | \$323,000 |
| 2021 | \$243,044 | \$45,900 | \$288,944 | \$288,944 |
| 2020 | \$235,539 | \$45,900 | \$281,439 | \$281,439 |

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.