



Address: [8441 ARROYO LN](#)
City: BENBROOK
Georeference: 23037-20-31
Subdivision: LA BANDERA AT TEAM RANCH
Neighborhood Code: 4W003E

Latitude: 32.6898575335
Longitude: -97.463616892
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 31

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

Notice Sent Date: 4/15/2025

Notice Value: \$396,105

Protest Deadline Date: 5/24/2024

Site Number: 40800571

Site Name: LA BANDERA AT TEAM RANCH-20-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,456

Percent Complete: 100%

Land Sqft^{*}: 9,285

Land Acres^{*}: 0.2131

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:

SIMS JOHN
SIMS KAREN

Primary Owner Address:

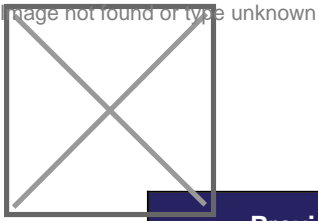
8441 ARROYO LN
BENBROOK, TX 76126-1834

Deed Date: 11/30/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206381320](#)



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	\$336,105	\$60,000	\$396,105	\$396,105
2024	\$336,105	\$60,000	\$396,105	\$373,627
2023	\$320,000	\$60,000	\$380,000	\$339,661
2022	\$291,044	\$60,000	\$351,044	\$308,783
2021	\$220,712	\$60,000	\$280,712	\$280,712
2020	\$220,712	\$60,000	\$280,712	\$280,712

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.