



**Address:** [4940 CORRIENTE LN](#)  
**City:** BENBROOK  
**Georeference:** 23035R-8-2  
**Subdivision:** LA CANTERA AT TEAM RANCH  
**Neighborhood Code:** 4W003B

**Latitude:** 32.700933551  
**Longitude:** -97.4643492169  
**TAD Map:** 2006-376  
**MAPSCO:** TAR-087B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LA CANTERA AT TEAM RANCH  
Block 8 Lot 2

**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:** 2019

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$2,924,182

**Protest Deadline Date:** 5/24/2024

**Site Number:** 41063511

**Site Name:** LA CANTERA AT TEAM RANCH-8-2

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 7,006

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 43,662

**Land Acres<sup>\*</sup>:** 1.0023

**Pool:** Y

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

GUTHRIE J STEVE  
GUTHRIE EILEEN V

**Primary Owner Address:**

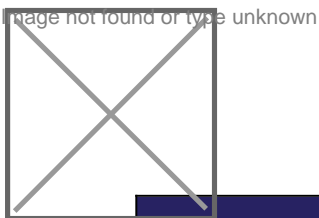
4940 CORRIENTE LN  
BENBROOK, TX 76126

**Deed Date:** 1/3/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219002457](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VS HOMES LLC	11/28/2018	<a href="#">D218262812</a>		
KUPER PROPERTIES LLC	8/15/2013	<a href="#">D213233567</a>	0000000	0000000
KUPER MARK;KUPER MELISSA	5/30/2007	<a href="#">D207195538</a>	0000000	0000000
COOK TEAM LP	1/1/2006	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 <sup>+</sup>
2025	\$2,624,182	\$300,000	\$2,924,182	\$2,568,399
2024	\$2,624,182	\$300,000	\$2,924,182	\$2,334,908
2023	\$2,086,613	\$300,000	\$2,386,613	\$2,122,644
2022	\$1,900,858	\$300,000	\$2,200,858	\$1,929,676
2021	\$1,454,251	\$300,000	\$1,754,251	\$1,754,251
2020	\$874,676	\$300,000	\$1,174,676	\$1,174,676

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.