



**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:**

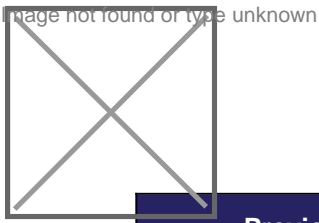
4940 CORRIENTE LN  
BENBROOK, TX 76126

**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.