



Address: [8916 LADERA CT](#)
City: BENBROOK
Georeference: 23035R-9-4
Subdivision: LA CANTERA AT TEAM RANCH
Neighborhood Code: 4W003B

Latitude: 32.7002432028
Longitude: -97.4669146778
TAD Map: 2006-372
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 9 Lot 4

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: 2016

Personal Property Account: N/A

Agent: UPTG (00670)

Notice Sent Date: 4/15/2025

Notice Value: \$2,299,438

Protest Deadline Date: 5/24/2024

Site Number: 41063619

Site Name: LA CANTERA AT TEAM RANCH-9-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 6,451

Percent Complete: 100%

Land Sqft^{*}: 52,027

Land Acres^{*}: 1.1943

Pool: Y

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

THURMOND JOHN I III
THURMOND WENDY S

Primary Owner Address:

8916 LADERA CT
FORT WORTH, TX 76126

Deed Date: 4/15/2021

Deed Volume:

Deed Page:

Instrument: [D221106042](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CONNOR HUGH;CONNOR STACEY	3/27/2015	D215063393		
BRUNET JOHN A	9/27/2013	D213259463	0000000	0000000
LUNA ALONZO;LUNA EVELYN LUNA	5/11/2007	D207178133	0000000	0000000
TEAM RANCH PARTNERSHIP	1/1/2006	00000000000000	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	\$1,999,438	\$300,000	\$2,299,438	\$2,299,438
2024	\$1,999,438	\$300,000	\$2,299,438	\$2,125,937
2023	\$1,632,670	\$300,000	\$1,932,670	\$1,932,670
2022	\$1,525,407	\$300,000	\$1,825,407	\$1,825,407
2021	\$1,213,408	\$300,000	\$1,513,408	\$1,513,408
2020	\$1,050,000	\$300,000	\$1,350,000	\$1,350,000

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.