



**Address:** [8901 LADERA CT](#)  
**City:** BENBROOK  
**Georeference:** 23035R-9-6  
**Subdivision:** LA CANTERA AT TEAM RANCH  
**Neighborhood Code:** 4W003B

**Latitude:** 32.699706452  
**Longitude:** -97.4659614898  
**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 6

**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:** \$2,631,552

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

**Site Number:** 41063635

**Site Name:** LA CANTERA AT TEAM RANCH-9-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 6,944

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 41,133

**Land Acres<sup>\*</sup>:** 0.9442

**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:**

GARCIA YOLANDA  
GARCIA EDUARDO

**Primary Owner Address:**

8901 LADERA CT  
FORT WORTH, TX 76126-1856

**Deed Date:** 5/10/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213120321](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAETZMAN CHRISTIN;RAETZMAN STUART	9/14/2011	<a href="#">D211227356</a>	0000000	0000000
ARELLANO BERNARDO;ARELLANO SUE	3/27/2009	<a href="#">D209086015</a>	0000000	0000000
COOK TEAM LP ETAL	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	\$2,331,552	\$300,000	\$2,631,552	\$2,299,968
2024	\$2,331,552	\$300,000	\$2,631,552	\$1,916,640
2023	\$1,627,000	\$300,000	\$1,927,000	\$1,742,400
2022	\$1,563,793	\$300,000	\$1,863,793	\$1,584,000
2021	\$1,140,000	\$300,000	\$1,440,000	\$1,440,000
2020	\$1,140,000	\$300,000	\$1,440,000	\$1,440,000

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

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.