



Address: [5101 CANTERA WAY](#)
City: BENBROOK
Georeference: 23035R-9-16
Subdivision: LA CANTERA AT TEAM RANCH
Neighborhood Code: 4W003B

Latitude: 32.6992710407
Longitude: -97.4647623914
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 16

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: 2017
Personal Property Account: N/A
Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)
Notice Sent Date: 4/15/2025
Notice Value: \$2,759,305
Protest Deadline Date: 7/12/2024

Site Number: 41063740
Site Name: LA CANTERA AT TEAM RANCH-9-16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 6,920
Percent Complete: 100%
Land Sqft^{*}: 45,758
Land Acres^{*}: 1.0504
Pool: Y

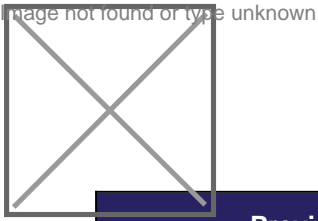
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
MAU PHAM REVOCABLE LINIVING TRUST
Primary Owner Address:
5101 CANTERA WAY
BENBROOK, TX 76126

Deed Date: 5/3/2024
Deed Volume:
Deed Page:
Instrument: [D224078005](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUMES EDUARDO;HUMES MAU PHAM	5/20/2013	D213128360	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 ⁺
2025	\$1,607,000	\$600,000	\$2,207,000	\$2,207,000
2024	\$2,159,305	\$600,000	\$2,759,305	\$2,095,137
2023	\$1,784,434	\$600,000	\$2,384,434	\$1,904,670
2022	\$1,131,518	\$600,000	\$1,731,518	\$1,731,518
2021	\$1,131,518	\$600,000	\$1,731,518	\$1,731,518
2020	\$1,281,518	\$450,000	\$1,731,518	\$1,731,518

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.