



Address: [5101 PATO CT](#)
City: BENBROOK
Georeference: 23035R-9-24
Subdivision: LA CANTERA AT TEAM RANCH
Neighborhood Code: 4W003B

Latitude: 32.6989331292
Longitude: -97.4619272692
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 24

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: 2007

Personal Property Account: N/A

Agent: INTEGRATAX (00753)

Notice Sent Date: 4/15/2025

Notice Value: \$2,000,000

Protest Deadline Date: 5/24/2024

Site Number: 41063821

Site Name: LA CANTERA AT TEAM RANCH-9-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 6,319

Percent Complete: 100%

Land Sqft^{*}: 56,404

Land Acres^{*}: 1.2948

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:

WELCH TIMOTHY

Primary Owner Address:

5101 PATO CT
FORT WORTH, TX 76126

Deed Date: 8/30/2018

Deed Volume:

Deed Page:

Instrument: [D218194560](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SISK ELIZABETH;SISK ROBERT B	5/27/2010	D210134156	0000000	0000000
FIRST BANK	1/5/2010	D210008183	0000000	0000000
TYM J ENTERPRISES INC	9/13/2007	D207351199	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	\$1,258,200	\$360,000	\$1,618,200	\$1,618,200
2024	\$1,640,000	\$360,000	\$2,000,000	\$1,767,384
2023	\$1,483,435	\$360,000	\$1,843,435	\$1,606,713
2022	\$1,411,658	\$360,000	\$1,771,658	\$1,460,648
2021	\$967,862	\$360,000	\$1,327,862	\$1,327,862
2020	\$1,040,000	\$360,000	\$1,400,000	\$1,400,000

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.