



Address: [4916 ARBOL CT](#)
City: BENBROOK
Georeference: 23035R-10-7
Subdivision: LA CANTERA AT TEAM RANCH
Neighborhood Code: 4W003B

Latitude: 32.700823038
Longitude: -97.4628605619
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 10 Lot 7

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: None
Notice Sent Date: 4/15/2025
Notice Value: \$2,224,281
Protest Deadline Date: 5/24/2024

Site Number: 41063902
Site Name: LA CANTERA AT TEAM RANCH-10-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 5,858
Percent Complete: 100%
Land Sqft^{*}: 42,590
Land Acres^{*}: 0.9777
Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
NGUYEN THANH X
Primary Owner Address:
4916 ARBOL CT
BENBROOK, TX 76126-1847

Deed Date: 11/2/2006
Deed Volume: 00000000
Deed Page: 00000000
Instrument: [D206368422](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COOK TEAM LP	1/1/2006	0000000000000000	00000000	00000000



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	\$1,924,281	\$300,000	\$2,224,281	\$1,768,782
2024	\$1,924,281	\$300,000	\$2,224,281	\$1,607,984
2023	\$1,505,077	\$300,000	\$1,805,077	\$1,461,804
2022	\$1,300,410	\$300,000	\$1,600,410	\$1,328,913
2021	\$908,103	\$300,000	\$1,208,103	\$1,208,103
2020	\$922,260	\$300,000	\$1,222,260	\$1,222,260

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.