

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 41735390

Address: 8604 E CANTERA WAY

City: BENBROOK

Georeference: 23035R-9-26

Subdivision: LA CANTERA AT TEAM RANCH

Neighborhood Code: 4W003A

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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

Legal Description: LA CANTERA AT TEAM RANCH

Block 9 Lot 26 PLAT D214155544

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: None

+++ Rounded.

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

Site Number: 141735390

Site Name: LA CANTERA AT TEAM RANCH Block 9 Lot 26

Latitude: 32.6985512093

MAPSCO: TAR-087B

TAD Map:

Longitude: -97.4613083059

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 4,078
Percent Complete: 100%

**Land Sqft\***: 21,843

Land Acres\*: 0.5000

Pool: Y

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

OWNER INFORMATION

Current Owner:
PRICE ANNE MARIE

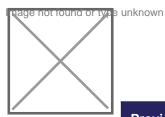
**Primary Owner Address:** 

8406 CANTERA WAY BENBROOK, TX 76126 **Deed Date: 7/17/2020** 

Deed Volume: Deed Page:

Instrument: D221057945

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Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRICE MARTIN M	4/28/2017	D217094831		
NRLL LLC	2/22/2016	D216036496		
VS HOMES LLC	9/11/2015	D215211973		
COOK TEAM LP	1/1/2014	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	\$1,587,777	\$190,000	\$1,777,777	\$1,777,777
2024	\$1,587,777	\$190,000	\$1,777,777	\$1,777,777
2023	\$1,617,121	\$190,000	\$1,807,121	\$1,807,121
2022	\$1,202,647	\$190,000	\$1,392,647	\$1,392,647
2021	\$949,351	\$190,000	\$1,139,351	\$1,139,351
2020	\$951,647	\$190,000	\$1,141,647	\$1,141,647

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.