



Address: [8628 E CANTERA WAY](#)
City: BENBROOK
Georeference: 23035R-9-32
Subdivision: LA CANTERA AT TEAM RANCH
Neighborhood Code: 4W003A

Latitude: 32.6980307063
Longitude: -97.4632366169
TAD Map:
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 32 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

Notice Sent Date: 4/15/2025

Notice Value: \$2,397,211

Protest Deadline Date: 5/24/2024

Site Number: 141735455

Site Name: LA CANTERA AT TEAM RANCH Block 9 Lot 32

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,901

Percent Complete: 100%

Land Sqft^{*}: 21,810

Land Acres^{*}: 0.5000

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:

RICHWINE RANDALL
RICHWINE KIMBERLY A

Primary Owner Address:

8628 E CANTERA WAY
FORT WORTH, TX 76126

Deed Date: 10/4/2017

Deed Volume:

Deed Page:

Instrument: [D217238321](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARMONT PARTNERS LP	3/19/2015	D215059365		
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	\$2,207,211	\$190,000	\$2,397,211	\$2,207,648
2024	\$2,207,211	\$190,000	\$2,397,211	\$2,006,953
2023	\$1,898,589	\$190,000	\$2,088,589	\$1,824,503
2022	\$1,540,275	\$190,000	\$1,730,275	\$1,658,639
2021	\$1,317,854	\$190,000	\$1,507,854	\$1,507,854
2020	\$1,321,081	\$190,000	\$1,511,081	\$1,511,081

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.