



Address: [5208 E VERDE CIR](#)
City: BENBROOK
Georeference: 23035R-12-2
Subdivision: LA CANTERA AT TEAM RANCH
Neighborhood Code: 4W003A

Latitude: 32.6970381836
Longitude: -97.4620919925
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 12 Lot 2

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: THE RAY TAX GROUP LLC (01008)

Notice Sent Date: 4/15/2025

Notice Value: \$1,550,000

Protest Deadline Date: 5/24/2024

Site Number: 141735501

Site Name: LA CANTERA AT TEAM RANCH Block 12 Lot 2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,629

Percent Complete: 100%

Land Sqft^{*}: 20,927

Land Acres^{*}: 0.4800

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:

RATTERREE JAMES C
RATTERREE AMY ANN

Primary Owner Address:

5208 VERDE CIR
BENBROOK, TX 76126

Deed Date: 6/3/2021

Deed Volume:

Deed Page:

Instrument: [D221162796](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRICE PATRICK	4/25/2016	D216087881		
COOK TEAM LP	1/1/2014	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	\$1,105,025	\$190,000	\$1,295,025	\$1,295,025
2024	\$1,360,000	\$190,000	\$1,550,000	\$1,407,896
2023	\$1,418,410	\$190,000	\$1,608,410	\$1,279,905
2022	\$973,550	\$190,000	\$1,163,550	\$1,163,550
2021	\$857,904	\$190,000	\$1,047,904	\$1,047,904
2020	\$859,970	\$190,000	\$1,049,970	\$1,049,970

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.