



Address: [5205 W VERDE CIR](#)
City: BENBROOK
Georeference: 23035R-12-6
Subdivision: LA CANTERA AT TEAM RANCH
Neighborhood Code: 4W003A

Latitude: 32.6970443662
Longitude: -97.4627117384
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 6 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: \$1,536,067

Protest Deadline Date: 5/24/2024

Site Number: 141735552

Site Name: LA CANTERA AT TEAM RANCH Block 12 Lot 6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,537

Percent Complete: 100%

Land Sqft^{*}: 22,090

Land Acres^{*}: 0.5100

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:

MCDONALD JAMES

Primary Owner Address:

PO BOX 7454
FORT WORTH, TX 76111

Deed Date: 5/16/2016

Deed Volume:

Deed Page:

Instrument: [D216103914](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------|-----------|----------------------------|-------------|-----------|
| VS HOMES LLC | 3/18/2015 | D215056772 | | |
| COOK TEAM LP | 1/1/2014 | 0000000000000000 | 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 | \$1,346,067 | \$190,000 | \$1,536,067 | \$860,441 |
| 2024 | \$1,346,067 | \$190,000 | \$1,536,067 | \$782,219 |
| 2023 | \$1,371,854 | \$190,000 | \$1,561,854 | \$711,108 |
| 2022 | \$1,039,064 | \$190,000 | \$1,229,064 | \$646,462 |
| 2021 | \$816,944 | \$190,000 | \$1,006,944 | \$587,693 |
| 2020 | \$819,007 | \$190,000 | \$1,009,007 | \$534,266 |

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.