



**Address:** [8521 TEAM RANCH RD](#)  
**City:** BENBROOK  
**Georeference:** 23035R-13-23-09  
**Subdivision:** LA CANTERA AT TEAM RANCH  
**Neighborhood Code:** 220-Common Area

**Latitude:** 32.6975535097  
**Longitude:** -97.4601190736  
**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 13 Lot 23 COMMON AREA DRAINAGE &  
UTILITY, PLAT D214155544

**Jurisdictions:**

- CITY OF BENBROOK (003)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

**State Code:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 141735811

**Site Name:** LA CANTERA AT TEAM RANCH Block 13 Lot 23

**Site Class:** CmnArea - Residential - Common Area

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 58,042

**Land Acres<sup>\*</sup>:** 1.3300

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

LA CANTERA AT TEAM RANCH HOMEOWNERS ASSOCIATION INC

**Primary Owner Address:**

PO BOX 203310  
AUSTIN, TX 78720

**Deed Date:** 7/21/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217188249](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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 <sup>+</sup>
2025	\$0	\$1	\$1	\$1
2024	\$0	\$1	\$1	\$1
2023	\$0	\$1	\$1	\$1
2022	\$0	\$1	\$1	\$1
2021	\$0	\$1	\$1	\$1
2020	\$0	\$1	\$1	\$1

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

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.