



Address: [5309 PRADERA CT](#)
City: BENBROOK
Georeference: 23035R-17-12
Subdivision: LA CANTERA AT TEAM RANCH
Neighborhood Code: 4W003F

Latitude: 32.6931037299
Longitude: -97.4617246335
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 17 Lot 12 PER COR PLAT D214208282

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: 2015

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$1,074,179

Protest Deadline Date: 5/24/2024

Site Number: 141736354

Site Name: LA CANTERA AT TEAM RANCH Block 17 Lot 12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,593

Percent Complete: 100%

Land Sqft^{*}: 18,150

Land Acres^{*}: 0.4200

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:

BROWN ROY WAYMON III

Primary Owner Address:

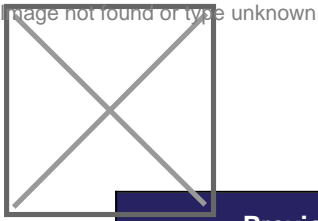
5309 PRADERA CT
FORT WORTH, TX 76126

Deed Date: 4/4/2016

Deed Volume:

Deed Page:

Instrument: [D216069324](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BANNISTER CUSTOM HOMES LLC	11/21/2014	D214257898		
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	\$746,500	\$112,500	\$859,000	\$859,000
2024	\$961,679	\$112,500	\$1,074,179	\$925,311
2023	\$912,691	\$112,500	\$1,025,191	\$841,192
2022	\$822,958	\$112,500	\$935,458	\$764,720
2021	\$592,072	\$112,500	\$704,572	\$695,200
2020	\$482,000	\$150,000	\$632,000	\$632,000

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.