



LOCATION

Address: [8974 RANCH BLUFF CT](#)

City: BENBROOK

Georeference: 33718-4-21

Subdivision: REATA PLACE AT TEAM RANCH ADDN

Neighborhood Code: 4W003C

Latitude: 32.7051097737

Longitude: -97.4681567767

TAD Map: 2006-376

MAPSCO: TAR-073X



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: REATA PLACE AT TEAM
RANCH ADDN Block 4 Lot 21

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: 2002

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07522304

Site Name: REATA PLACE AT TEAM RANCH ADDN-4-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,456

Percent Complete: 100%

Land Sqft^{*}: 12,600

Land Acres^{*}: 0.2892

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:

BLACKWELL ELIZABETH ANNETTE

BLACKWELL NIGEL KEITH

Primary Owner Address:

8974 RANCH BLUFF CT

BENBROOK, TX 76126

Deed Date: 1/9/2022

Deed Volume:

Deed Page:

Instrument: [D223003953](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLACKWELL NIGEL	9/13/2002	00159770000404	0015977	0000404
SUTTER HOMES INC	10/31/2001	00152740000477	0015274	0000477
TEAM RANCH PARTNERSHIP	1/1/1999	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	\$0	\$0	\$0	\$0
2024	\$422,000	\$80,000	\$502,000	\$502,000
2023	\$420,315	\$80,000	\$500,315	\$500,315
2022	\$268,000	\$80,000	\$348,000	\$348,000
2021	\$268,000	\$80,000	\$348,000	\$348,000
2020	\$268,000	\$80,000	\$348,000	\$348,000

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.