



Address: [9012 RANCH BLUFF CT](#)
City: BENBROOK
Georeference: 33718-4-17
Subdivision: REATA PLACE AT TEAM RANCH ADDN
Neighborhood Code: 4W003C

Latitude: 32.7054170323
Longitude: -97.4694614432
TAD Map: 2006-376
MAPSCO: TAR-073W



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 17

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: 2003
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/15/2025

Site Number: 07522258
Site Name: REATA PLACE AT TEAM RANCH ADDN-4-17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,131
Percent Complete: 100%
Land Sqft^{*}: 15,458
Land Acres^{*}: 0.3548
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:
STIDHAM CODY

Primary Owner Address:
9012 RANCH BLUFF CT
BENBROOK, TX 76126

Deed Date: 6/10/2022
Deed Volume:
Deed Page:
Instrument: [D222150130](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GREEN DANA;GREEN FREIDA JOY	10/8/2003	D203386201	0000000	0000000
STIL-MORR LLC	9/27/2002	00160370000389	0016037	0000389
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	\$578,433	\$80,000	\$658,433	\$658,433
2023	\$575,207	\$80,000	\$655,207	\$655,207
2022	\$383,510	\$80,000	\$463,510	\$463,510
2021	\$385,236	\$80,000	\$465,236	\$465,236
2020	\$361,232	\$80,000	\$441,232	\$441,232

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.