



Address: [9000 RANCH BLUFF CT](#)
City: BENBROOK
Georeference: 33718-4-20
Subdivision: REATA PLACE AT TEAM RANCH ADDN
Neighborhood Code: 4W003C

Latitude: 32.7051507561
Longitude: -97.468464233
TAD Map: 2006-376
MAPSCO: TAR-073X



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 20

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: 2000

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07522290

Site Name: REATA PLACE AT TEAM RANCH ADDN-4-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,264

Percent Complete: 100%

Land Sqft^{*}: 14,423

Land Acres^{*}: 0.3311

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:

WAUND CAROLYN K

Primary Owner Address:

9000 RANCH BLUFF CT
BENBROOK, TX 76126-1658

Deed Date: 6/18/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204193419](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ADAMS GEORGE P;ADAMS IDA MAE	4/20/2001	00148410000012	0014841	0000012
SUTTER HOMES INC	10/13/2000	00145710000420	0014571	0000420
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	\$581,409	\$80,000	\$661,409	\$559,297
2023	\$520,000	\$80,000	\$600,000	\$508,452
2022	\$382,229	\$80,000	\$462,229	\$462,229
2021	\$383,974	\$80,000	\$463,974	\$463,974
2020	\$359,394	\$80,000	\$439,394	\$439,394

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.