



**Address:** [8970 RANCH BLUFF CT](#)  
**City:** BENBROOK  
**Georeference:** 33718-4-22  
**Subdivision:** REATA PLACE AT TEAM RANCH ADDN  
**Neighborhood Code:** 4W003C

**Latitude:** 32.7050614804  
**Longitude:** -97.4678709439  
**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 22

**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:** 2001

**Personal Property Account:** N/A

**Agent:** WILLIAM PORTWOOD (01111)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07522339

**Site Name:** REATA PLACE AT TEAM RANCH ADDN-4-22

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,529

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,600

**Land Acres<sup>\*</sup>:** 0.2892

**Pool:** Y

<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:**

MELUGIN PHILIP A  
MELUGIN LENA K

**Primary Owner Address:**

8970 RANCH BLUFF CT  
FORT WORTH, TX 76126

**Deed Date:** 3/16/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215054549](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KNEPPER MARY A;KNEPPER RICHARD L	4/30/2002	00156510000114	0015651	0000114
SUTTER HOMES INC	7/12/2001	00150150000043	0015015	0000043
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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$460,000	\$80,000	\$540,000	\$480,383
2023	\$476,467	\$80,000	\$556,467	\$436,712
2022	\$317,011	\$80,000	\$397,011	\$397,011
2021	\$318,435	\$80,000	\$398,435	\$398,435
2020	\$298,692	\$80,000	\$378,692	\$378,692

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.