



Address: [8974 LITTLE REATA TR](#)
City: BENBROOK
Georeference: 33718-5-5
Subdivision: REATA PLACE AT TEAM RANCH ADDN
Neighborhood Code: 4W003C

Latitude: 32.7042826428
Longitude: -97.4684163958
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 5 Lot 5

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: 07522541

Site Name: REATA PLACE AT TEAM RANCH ADDN-5-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,623

Percent Complete: 100%

Land Sqft^{*}: 10,467

Land Acres^{*}: 0.2402

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:

SIMS RICHARD C
SIMS TARA D

Primary Owner Address:

8974 LITTLE REATA TR
FORT WORTH, TX 76126-1659

Deed Date: 9/13/2002

Deed Volume: 0015979

Deed Page: 0000060

Instrument: 00159790000060

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STILL-MORR L.L.C	7/9/2002	00159110000032	0015911	0000032
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	\$467,871	\$80,000	\$547,871	\$471,941
2023	\$465,128	\$80,000	\$545,128	\$429,037
2022	\$310,034	\$80,000	\$390,034	\$390,034
2021	\$311,514	\$80,000	\$391,514	\$391,514
2020	\$291,030	\$80,000	\$371,030	\$371,030

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.