



Address: [8613 COLINA TERR](#)
City: BENBROOK
Georeference: 23035R-16-5
Subdivision: LA CANTERA AT TEAM RANCH
Neighborhood Code: 4W003F

Latitude: 32.6942237855
Longitude: -97.4635417563
TAD Map:
MAPSCO: TAR-087B



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

PROPERTY DATA

Legal Description: LA CANTERA AT TEAM RANCH
Block 16 Lot 5 COR PLAT D214208282

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: 2023

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 141735919

Site Name: LA CANTERA AT TEAM RANCH Block 16 Lot 5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,945

Percent Complete: 100%

Land Sqft^{*}: 18,430

Land Acres^{*}: 0.4200

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:

PEREZ EDMUND R
PEREZ ERIN

Deed Date: 4/26/2022

Deed Volume:

Deed Page:

Instrument: [D222110474](#)

Primary Owner Address:

8613 COLINA TERR
FORT WORTH, TX 76126

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOWELL ROBERT;REAGAN RUTH ANN	3/16/2021	D221076066		
ROBERT HOWELL AND RUTH ANN REAGN LIVING TRUST	11/11/2019	D220132013		
HOWELL ROBERT;REAGAN RUTH A	3/9/2018	D218054737		
KADEN BUILDERS LP	8/24/2016	D216195436		
CHELDAN HOMES LP	11/6/2014	D214248839		
COOK TEAM LP	1/1/2014	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	\$1,134,532	\$150,000	\$1,284,532	\$1,284,532
2024	\$1,134,532	\$150,000	\$1,284,532	\$1,284,532
2023	\$0	\$150,000	\$150,000	\$150,000
2022	\$758,917	\$150,000	\$908,917	\$683,100
2021	\$471,000	\$150,000	\$621,000	\$621,000
2020	\$471,000	\$150,000	\$621,000	\$621,000

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



There are no exemptions for this property

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.