



Address: [10246 TRAIL RIDGE DR](#)
City: BENBROOK
Georeference: 42437H-1-1
Subdivision: TRAIL RIDGE SUBDIVISION
Neighborhood Code: 4A400B

Latitude: 32.6703612723
Longitude: -97.5007070207
TAD Map: 1994-364
MAPSCO: TAR-086P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TRAIL RIDGE SUBDIVISION
Block 1 Lot 1

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: 1998

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$345,382

Protest Deadline Date: 5/24/2024

Site Number: 06033350

Site Name: TRAIL RIDGE SUBDIVISION-1-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,760

Percent Complete: 100%

Land Sqft^{*}: 9,200

Land Acres^{*}: 0.2112

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:

MASHBURN MADELYN
MASHBURN GARRETT

Primary Owner Address:

10246 TRAIL RIDGE DR
FORT WORTH, TX 76126

Deed Date: 2/10/2022

Deed Volume:

Deed Page:

Instrument: [D222040876](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHURA LEIGH A	8/18/2003	00171650000036	0017165	0000036
MICKAN DANIELIA;MICKAN KEVIN	5/14/2002	00157510000310	0015751	0000310
CENDANT MOBILITY FINANC CORP	5/9/2002	00157510000308	0015751	0000308
COLLINS KATHER;COLLINS WILLIAM T	9/30/1998	00134530000423	0013453	0000423
STEVE HAWKINS CUST HOMES INC	6/29/1998	00133450000273	0013345	0000273
TRAIL RIDGE ASSOCIATES LTD	3/31/1993	00110060001161	0011006	0001161
RTC METROPOLITAN FINANCIAL	5/7/1991	00102490000098	0010249	0000098
SARVIS ALAN	11/2/1989	00097490000038	0009749	0000038
MAENNER/HORGAN DEV CORP	1/1/1986	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	\$265,382	\$80,000	\$345,382	\$345,382
2024	\$265,382	\$80,000	\$345,382	\$336,527
2023	\$245,934	\$60,000	\$305,934	\$305,934
2022	\$236,709	\$60,000	\$296,709	\$296,709
2021	\$192,142	\$60,000	\$252,142	\$250,034
2020	\$167,304	\$60,000	\$227,304	\$227,304

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.