



**Address:** [10240 FIELDCREST DR](#)  
**City:** BENBROOK  
**Georeference:** 42437H-1-11  
**Subdivision:** TRAIL RIDGE SUBDIVISION  
**Neighborhood Code:** 4A400B

**Latitude:** 32.6720383014  
**Longitude:** -97.5000036891  
**TAD Map:** 2000-364  
**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 11

**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:** 1997

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00988)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$335,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06033687

**Site Name:** TRAIL RIDGE SUBDIVISION-1-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,848

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,000

**Land Acres<sup>\*</sup>:** 0.2295

**Pool:** N

<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:**

GINGRAS TRACY LYNN

**Primary Owner Address:**

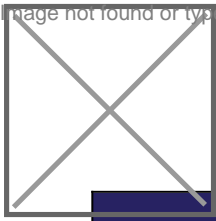
10240 FIELDCREST DR  
BENBROOK, TX 76126-9508

**Deed Date:** 11/24/2000

**Deed Volume:** 0014721

**Deed Page:** 0000563

**Instrument:** 00147210000563



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GINGRAS DAVID L;GINGRAS TRACY L	11/12/1997	00129810000623	0012981	0000623
STEVE HAWKINS CUST HOMES INC	8/4/1997	00128860000056	0012886	0000056
TRAIL RIDGE ASSOCIATES LTD	3/31/1993	00110060001161	0011006	0001161
RTC METROPOLITAN FINANCIAL	5/7/1991	00102490000098	0010249	0000098
MAENNER/COMMERCIAL PRTNSHP	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 <sup>+</sup>
2025	\$234,000	\$80,000	\$314,000	\$314,000
2024	\$255,000	\$80,000	\$335,000	\$331,100
2023	\$241,000	\$60,000	\$301,000	\$301,000
2022	\$246,360	\$60,000	\$306,360	\$282,380
2021	\$199,722	\$60,000	\$259,722	\$256,709
2020	\$173,372	\$60,000	\$233,372	\$233,372

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.