



**Address:** [10224 FIELDCREST DR](#)  
**City:** BENBROOK  
**Georeference:** 42437H-1-15  
**Subdivision:** TRAIL RIDGE SUBDIVISION  
**Neighborhood Code:** 4A400B

**Latitude:** 32.6727230627  
**Longitude:** -97.4993436589  
**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 15

**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:** 1996

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$372,612

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

**Site Number:** 06033725

**Site Name:** TRAIL RIDGE SUBDIVISION-1-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,100

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,800

**Land Acres<sup>\*</sup>:** 0.2938

**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:**

BAINGER ALIX YVONNE  
DAVIS BENJAMIN

**Primary Owner Address:**

1022 FIELDCREST DR  
BENBROOK, TX 76126

**Deed Date:** 8/20/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221242651](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GIERYN HENRY T EST;GIERYN PHYLLIS EST	5/12/1998	00132180000098	0013218	0000098
STEVE HAWKINS CUST HOMES INC	6/4/1996	00123970001416	0012397	0001416
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	\$292,612	\$80,000	\$372,612	\$372,612
2024	\$292,612	\$80,000	\$372,612	\$360,617
2023	\$271,109	\$60,000	\$331,109	\$327,834
2022	\$238,031	\$60,000	\$298,031	\$298,031
2021	\$211,617	\$60,000	\$271,617	\$271,617
2020	\$183,301	\$60,000	\$243,301	\$243,301

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.