



**Address:** [10209 TRAIL RIDGE DR](#)  
**City:** BENBROOK  
**Georeference:** 42437H-2-34  
**Subdivision:** TRAIL RIDGE SUBDIVISION  
**Neighborhood Code:** 4A400B

**Latitude:** 32.6696473831  
**Longitude:** -97.4981242118  
**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 2 Lot 34

**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:** None

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

**Notice Value:** \$365,554

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

**Site Number:** 06034225

**Site Name:** TRAIL RIDGE SUBDIVISION-2-34

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,981

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,744

**Land Acres<sup>\*</sup>:** 0.2466

**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:**

CANNON MICHAEL R

**Primary Owner Address:**

10209 TRAIL RIDGE DR  
BENBROOK, TX 76126-9517

**Deed Date:** 4/20/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216082120](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CANNON JEAN S;CANNON MICHAEL R	8/29/1997	00128930000365	0012893	0000365
STEVE HAWKINS CUSTOM HOMES INC	5/22/1997	00127820000350	0012782	0000350
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	\$245,000	\$80,000	\$325,000	\$325,000
2024	\$285,554	\$80,000	\$365,554	\$341,911
2023	\$264,487	\$60,000	\$324,487	\$310,828
2022	\$254,493	\$60,000	\$314,493	\$282,571
2021	\$206,215	\$60,000	\$266,215	\$256,883
2020	\$178,961	\$60,000	\$238,961	\$233,530

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.