



**Address:** [10245 TRAIL RIDGE DR](#)  
**City:** BENBROOK  
**Georeference:** 42437H-2-50  
**Subdivision:** TRAIL RIDGE SUBDIVISION  
**Neighborhood Code:** 4A400B

**Latitude:** 32.6697352664  
**Longitude:** -97.50066552  
**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 2 Lot 50

**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:** OCONNOR & ASSOCIATES (00436)

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

**Site Number:** 06034438

**Site Name:** TRAIL RIDGE SUBDIVISION-2-50

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,904

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,466

**Land Acres<sup>\*</sup>:** 0.2632

**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:**

WHITE DONALD L  
FLETCHER VALERIE O

**Primary Owner Address:**

10245 TRAIL RIDGE DR  
BENBROOK, TX 76126

**Deed Date:** 10/8/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220260004](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KUBISTA ASHLI B;KUBISTA KYLE P	5/15/2012	<a href="#">D212127322</a>	0000000	0000000
MILLER JOEL T;MILLER TRACIE	10/15/1998	00134740000363	0013474	0000363
STEVE HAWKINS CUST HOMES INC	4/15/1998	00131800000424	0013180	0000424
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	\$191,777	\$80,000	\$271,777	\$271,777
2024	\$221,974	\$80,000	\$301,974	\$301,974
2023	\$258,000	\$60,000	\$318,000	\$288,970
2022	\$202,700	\$60,000	\$262,700	\$262,700
2021	\$202,700	\$60,000	\$262,700	\$262,700
2020	\$170,000	\$60,000	\$230,000	\$230,000

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

- 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.