



Address: [10178 TRAIL RIDGE DR](#)
City: BENBROOK
Georeference: 42437H-3-11
Subdivision: TRAIL RIDGE SUBDIVISION
Neighborhood Code: 4A400B

Latitude: 32.6719088488
Longitude: -97.4970758282
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 3 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: 1987
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$308,807
Protest Deadline Date: 5/24/2024

Site Number: 06034632
Site Name: TRAIL RIDGE SUBDIVISION-3-11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,749
Percent Complete: 100%
Land Sqft^{*}: 11,200
Land Acres^{*}: 0.2571
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:
MINNICK DEBORAH
MINNICK MICHAEL
Primary Owner Address:
10178 TRAIL RIDGE DR
BENBROOK, TX 76126-9518

Deed Date: 4/20/2000
Deed Volume: 0014310
Deed Page: 0000065
Instrument: 00143100000065

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAWING DONALD L;LAWING NANCY C	9/15/1998	00134320000180	0013432	0000180
YOUNG BECKY;YOUNG CAMERON S	10/8/1987	00090920001271	0009092	0001271
SQUYRES BUILDING CORP	5/18/1987	00089530000723	0008953	0000723
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 ⁺
2025	\$228,807	\$80,000	\$308,807	\$308,807
2024	\$228,807	\$80,000	\$308,807	\$299,990
2023	\$212,718	\$60,000	\$272,718	\$272,718
2022	\$205,382	\$60,000	\$265,382	\$249,985
2021	\$167,259	\$60,000	\$227,259	\$227,259
2020	\$152,717	\$60,000	\$212,717	\$212,717

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.