



Address: [10182 TRAIL RIDGE DR](#)
City: BENBROOK
Georeference: 42437H-3-12
Subdivision: TRAIL RIDGE SUBDIVISION
Neighborhood Code: 4A400B

Latitude: 32.672086294
Longitude: -97.4972504022
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 12

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: 1994

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$360,450

Protest Deadline Date: 5/24/2024

Site Number: 06034640

Site Name: TRAIL RIDGE SUBDIVISION-3-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,256

Percent Complete: 100%

Land Sqft^{*}: 10,800

Land Acres^{*}: 0.2479

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:

FAIRCHILD SHARON L

Primary Owner Address:

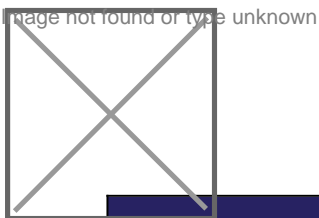
10182 TRAIL RIDGE DR
BENBROOK, TX 76126-9518

Deed Date: 8/21/2003

Deed Volume: 0017137

Deed Page: 0000169

Instrument: [D203324259](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOEFFELHOLZ CARL A	8/27/1999	00139930000339	0013993	0000339
MARTIN KIMBERLY K	2/10/1998	00130770000475	0013077	0000475
HFS MOBILITY SERV INC	8/12/1997	00128800000177	0012880	0000177
ORDAZ VONNA	12/14/1994	00118260000195	0011826	0000195
PERRY HOMES	9/8/1994	00117260000065	0011726	0000065
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 ⁺
2025	\$280,450	\$80,000	\$360,450	\$360,450
2024	\$280,450	\$80,000	\$360,450	\$352,432
2023	\$260,628	\$60,000	\$320,628	\$320,393
2022	\$251,539	\$60,000	\$311,539	\$291,266
2021	\$204,787	\$60,000	\$264,787	\$264,787
2020	\$186,918	\$60,000	\$246,918	\$246,918

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.