



Address: [10190 TRAIL RIDGE DR](#)
City: BENBROOK
Georeference: 42437H-3-14
Subdivision: TRAIL RIDGE SUBDIVISION
Neighborhood Code: 4A400B

Latitude: 32.6723737749
Longitude: -97.4976523922
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 14

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: \$319,693

Protest Deadline Date: 7/12/2024

Site Number: 06034667

Site Name: TRAIL RIDGE SUBDIVISION-3-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,818

Percent Complete: 100%

Land Sqft^{*}: 12,000

Land Acres^{*}: 0.2754

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:

ERICKSON BRIAN KETUX SUSAN

Primary Owner Address:

10190 TRAIL RIDGE DR
BENBROOK, TX 76126-9518

Deed Date: 8/25/2003

Deed Volume: 0017116

Deed Page: 0000119

Instrument: [D203317139](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHASTAIN NORMA V;CHASTAIN PERRY V	6/27/2002	00157980000052	0015798	0000052
BOWEN SARAH J;BOWEN STEPHEN G	4/2/1998	00131610000355	0013161	0000355
NULL JACQUELINE SUE	10/14/1993	00000000000000	0000000	0000000
HENDERSON JACQUELINE SUE	10/13/1993	00112810000318	0011281	0000318
HENDERSON GARRY;HENDERSON JACQUELINE	3/2/1993	00109830000384	0010983	0000384
LAMPKA BEATRIZ L;LAMPKA HARMUT	5/29/1987	00089700001663	0008970	0001663
SQUYRES BUILDING CORP	2/2/1987	00088360002184	0008836	0002184
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	\$239,693	\$80,000	\$319,693	\$319,693
2024	\$239,693	\$80,000	\$319,693	\$311,015
2023	\$222,741	\$60,000	\$282,741	\$282,741
2022	\$215,006	\$60,000	\$275,006	\$258,333
2021	\$174,848	\$60,000	\$234,848	\$234,848
2020	\$159,524	\$60,000	\$219,524	\$219,524

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.