



Address: [10155 TRAIL RIDGE DR](#)
City: BENBROOK
Georeference: 42437H-4-10
Subdivision: TRAIL RIDGE SUBDIVISION
Neighborhood Code: 4A400B

Latitude: 32.6704305939
Longitude: -97.4976171153
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 4 Lot 10

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: \$368,915

Protest Deadline Date: 5/24/2024

Site Number: 06034799

Site Name: TRAIL RIDGE SUBDIVISION-4-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,452

Percent Complete: 100%

Land Sqft^{*}: 10,133

Land Acres^{*}: 0.2326

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:

EVANS DOUG W
EVANS YVONNE M

Primary Owner Address:

10155 TRAIL RIDGE DR
BENBROOK, TX 76126-9515

Deed Date: 10/18/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212260080](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	3/13/2012	D212089639	0000000	0000000
JPMORGAN CHASE BANK NATL ASSOC	2/7/2012	D212038961	0000000	0000000
HARRINGTON DENAE;HARRINGTON T JR	8/18/2001	00150920000403	0015092	0000403
PARRISH EARL B;PARRISH M C PENNER	9/16/1998	00134260000108	0013426	0000108
STEWART DANNY L;STEWART JEANNIE	8/16/1994	00117130001071	0011713	0001071
PERRY HOMES	5/12/1994	00115820001328	0011582	0001328
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	\$288,915	\$80,000	\$368,915	\$368,915
2024	\$288,915	\$80,000	\$368,915	\$359,685
2023	\$268,299	\$60,000	\$328,299	\$326,986
2022	\$258,836	\$60,000	\$318,836	\$297,260
2021	\$210,236	\$60,000	\$270,236	\$270,236
2020	\$191,648	\$60,000	\$251,648	\$251,648

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.