



Address: [10174 SUNRIDGE DR](#)
City: BENBROOK
Georeference: 42437H-4-11
Subdivision: TRAIL RIDGE SUBDIVISION
Neighborhood Code: 4A400B

Latitude: 32.6707376356
Longitude: -97.4976526437
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 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: 1989

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$324,425

Protest Deadline Date: 5/24/2024

Site Number: 06034802

Site Name: TRAIL RIDGE SUBDIVISION-4-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,803

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:

NEWLAND DARREN G
NEWLAND ANGELA L

Primary Owner Address:

10174 SUNRIDGE DR
BENBROOK, TX 76126

Deed Date: 7/24/2017

Deed Volume:

Deed Page:

Instrument: [D217168448](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KIRK ASHLEE;KIRK JUSTIN D	6/10/2014	D214122111	0000000	0000000
HATCH KAREN G;HATCH ROSS M	8/21/1992	00107540001583	0010754	0001583
FIRST SAVINGS BANK FSB	8/6/1991	00103410002032	0010341	0002032
GORDON GARY M	3/15/1989	00095410001290	0009541	0001290
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	\$244,425	\$80,000	\$324,425	\$324,425
2024	\$244,425	\$80,000	\$324,425	\$315,987
2023	\$227,261	\$60,000	\$287,261	\$287,261
2022	\$219,424	\$60,000	\$279,424	\$262,682
2021	\$178,802	\$60,000	\$238,802	\$238,802
2020	\$163,300	\$60,000	\$223,300	\$223,300

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.