



**Address:** [10171 SUNRIDGE DR](#)  
**City:** BENBROOK  
**Georeference:** 42437H-5-9  
**Subdivision:** TRAIL RIDGE SUBDIVISION  
**Neighborhood Code:** 4A400B

**Latitude:** 32.6707435627  
**Longitude:** -97.4982859407  
**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 5 Lot 9

**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:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06035035

**Site Name:** TRAIL RIDGE SUBDIVISION-5-9

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,788

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,100

**Land Acres<sup>\*</sup>:** 0.2089

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

GARROTT KATHERINE M

GARROTT PHILLIP A

**Primary Owner Address:**

10171 SUNRIDGE DR  
BENBROOK, TX 76126-9513

**Deed Date:** 1/24/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218017379](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIGGS STEVEN W	11/7/2007	<a href="#">D207406947</a>	0000000	0000000
RIGGS SANDRA;RIGGS STEVEN	4/22/1994	00115520001491	0011552	0001491
J B HOMES INC	1/18/1994	00114180002096	0011418	0002096
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 <sup>+</sup>
2025	\$214,716	\$80,000	\$294,716	\$294,716
2024	\$214,716	\$80,000	\$294,716	\$294,716
2023	\$232,689	\$60,000	\$292,689	\$292,689
2022	\$224,566	\$60,000	\$284,566	\$267,073
2021	\$182,794	\$60,000	\$242,794	\$242,794
2020	\$183,106	\$60,000	\$243,106	\$243,106

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

There are no exemptions for this property

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.