



Address: [10175 MEADOWCREST DR](#)
City: BENBROOK
Georeference: 42437H-6-7
Subdivision: TRAIL RIDGE SUBDIVISION
Neighborhood Code: 4A400B

Latitude: 32.6703763165
Longitude: -97.4992009247
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 6 Lot 7

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: 1993

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$382,348

Protest Deadline Date: 5/24/2024

Site Number: 06035272

Site Name: TRAIL RIDGE SUBDIVISION-6-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,721

Percent Complete: 100%

Land Sqft^{*}: 10,666

Land Acres^{*}: 0.2448

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:

COBURN EDWARD
COBURN KELLY

Primary Owner Address:

10175 MEADOWCREST DR
BENBROOK, TX 76126-9511

Deed Date: 12/7/1993

Deed Volume: 0011360

Deed Page: 0001999

Instrument: 00113600001999

Previous Owners	Date	Instrument	Deed Volume	Deed Page
J B HOMES INC	7/13/1993	00111500000789	0011150	0000789
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	\$302,348	\$80,000	\$382,348	\$344,850
2024	\$302,348	\$80,000	\$382,348	\$313,500
2023	\$225,000	\$60,000	\$285,000	\$285,000
2022	\$264,526	\$60,000	\$324,526	\$271,700
2021	\$187,000	\$60,000	\$247,000	\$247,000
2020	\$187,000	\$60,000	\$247,000	\$247,000

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.