



Address: [10421 TRAIL RIDGE DR](#)
City: FORT WORTH
Georeference: 44580N-6-10
Subdivision: VENTANA
Neighborhood Code: 4A400R

Latitude: 32.6697833602
Longitude: -97.5106629303
TAD Map: 1994-364
MAPSCO: TAR-086N



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: VENTANA Block 6 Lot 10
Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)
State Code: A
Year Built: 2020
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$393,132
Protest Deadline Date: 5/24/2024

Site Number: 800047592
Site Name: VENTANA 6 10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,059
Percent Complete: 100%
Land Sqft^{*}: 6,583
Land Acres^{*}: 0.1511
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:
BAN NICHOLAS ANTHONY
Primary Owner Address:
10421 TRAIL RIDGE DR
BENBROOK, TX 76126

Deed Date: 6/28/2024
Deed Volume:
Deed Page:
Instrument: [D224114588](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------|------------|----------------------------|-------------|-----------|
| BOLTON DARLAH;BOLTON MYLES | 11/30/2020 | D220315841 | | |



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 | \$313,132 | \$80,000 | \$393,132 | \$393,132 |
| 2024 | \$313,132 | \$80,000 | \$393,132 | \$393,132 |
| 2023 | \$344,109 | \$75,000 | \$419,109 | \$361,528 |
| 2022 | \$253,662 | \$75,000 | \$328,662 | \$328,662 |
| 2021 | \$242,046 | \$75,000 | \$317,046 | \$317,046 |
| 2020 | \$0 | \$52,500 | \$52,500 | \$52,500 |

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.