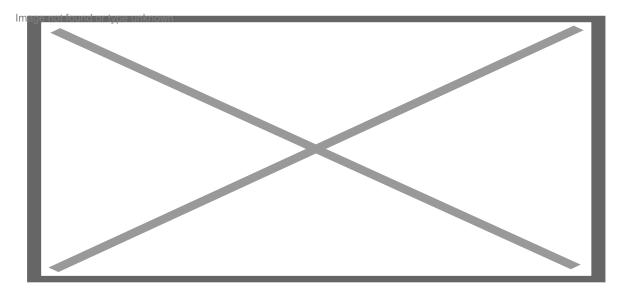


Tarrant Appraisal District Property Information | PDF Account Number: 06034063

Address: <u>10146 TRAIL RIDGE DR</u> City: BENBROOK

Georeference: 42437H-2-27 Subdivision: TRAIL RIDGE SUBDIVISION Neighborhood Code: 4A400B Latitude: 32.6703012474 Longitude: -97.4965767945 TAD Map: 2000-364 MAPSCO: TAR-086P





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

PROPERTY DATA

Legal Description: TRAIL RIDGE SUBDIVISION Block 2 Lot 27

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 Protest Deadline Date: 5/15/2025 Site Number: 06034063 Site Name: TRAIL RIDGE SUBDIVISION-2-27 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 2,165 Percent Complete: 100% Land Sqft^{*}: 11,333 Land Acres^{*}: 0.2601 Pool: N

+++ Rounded.

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

OWNER INFORMATION





BAUKNIGHT STEPHEN

Primary Owner Address: 10146 TRAIL RIDGE DR BENBROOK, TX 76126-9516 Deed Date: 2/16/1995 Deed Volume: 0011888 Deed Page: 0000410 Instrument: 00118880000410

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEVE HAWKINS CUSTOM HMS INC	4/26/1994	00115810002149	0011581	0002149
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	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$274,140	\$80,000	\$354,140	\$315,447
2023	\$254,603	\$60,000	\$314,603	\$286,770
2022	\$245,636	\$60,000	\$305,636	\$260,700
2021	\$177,000	\$60,000	\$237,000	\$237,000
2020	\$177,000	\$60,000	\$237,000	\$237,000

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.