



Address: [10178 SUNRIDGE DR](#)
City: BENBROOK
Georeference: 42437H-4-12
Subdivision: TRAIL RIDGE SUBDIVISION
Neighborhood Code: 4A400B

Latitude: 32.6709484943
Longitude: -97.497712182
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 4 Lot 12

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: 1987

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06034810

Site Name: TRAIL RIDGE SUBDIVISION-4-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,879

Percent Complete: 100%

Land Sqft^{*}: 12,133

Land Acres^{*}: 0.2785

Pool: Y

+++ Rounded.

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

OWNER INFORMATION



Current Owner:
FINCH DAVID JAMES
Primary Owner Address:
10178 SUNRIDGE DR
BENBROOK, TX 76126-9512

Deed Date: 1/24/2008
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 00000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FINCH JAMES E EST	9/23/1990	00000000000000	0000000	0000000
FINCH ANTJE E;FINCH JAMES E	5/21/1987	00089570000520	0008957	0000520
GORDON GARY M	2/19/1987	00088500002346	0008850	0002346
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	\$0	\$0	\$0	\$0
2024	\$265,697	\$80,000	\$345,697	\$339,101
2023	\$248,465	\$60,000	\$308,465	\$308,274
2022	\$235,609	\$60,000	\$295,609	\$280,249
2021	\$194,772	\$60,000	\$254,772	\$254,772
2020	\$179,196	\$60,000	\$239,196	\$239,196

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.