



**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



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

+++ Rounded.

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

**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

## 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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
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.