Account Number: 06035353

Address: 10249 FIELDCREST DR

City: BENBROOK

LOCATION

Georeference: 42437H-6-15

Subdivision: TRAIL RIDGE SUBDIVISION

Neighborhood Code: 4A400B

Latitude: 32.6704213559 **Longitude:** -97.4996887839

TAD Map: 2000-364 **MAPSCO:** TAR-086P

Site Number: 06035353

Approximate Size+++: 1,962

Percent Complete: 100%

Land Sqft*: 10,400

Land Acres*: 0.2387

Parcels: 1

Site Name: TRAIL RIDGE SUBDIVISION-6-15

Site Class: A1 - Residential - Single Family





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

PROPERTY DATA

Legal Description: TRAIL RIDGE SUBDIVISION

Block 6 Lot 15

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

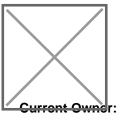
Agent: TEXAS PROPERTY TAX REDUCTIONS LLC (00224Pool: N

+++ Rounded.

OWNER INFORMATION

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



NIXON CHARLES NIXON DIANNE

Primary Owner Address: 10249 FIELDCREST DR BENBROOK, TX 76126 **Deed Date: 9/13/2019**

Deed Volume: Deed Page:

Instrument: D219211744

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUSIC CINDY	12/19/2014	D214277006		
NEEL DAVID LLOYD	4/14/1995	00119500001819	0011950	0001819
STEVE HAWKINS CUSTOM HOMES	1/11/1995	00118600001750	0011860	0001750
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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$221,618	\$80,000	\$301,618	\$301,618
2023	\$244,465	\$60,000	\$304,465	\$304,465
2022	\$236,040	\$60,000	\$296,040	\$296,040
2021	\$178,450	\$60,000	\$238,450	\$238,450
2020	\$175,551	\$60,000	\$235,551	\$235,551

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.



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.

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