



LOCATION

Address: [1949 BERRYBROOK DR](#)
City: FORT WORTH
Georeference: 47149-6-1
Subdivision: WILLOW CREEK ADDN (FT WORTH)
Neighborhood Code: 4S360K

Latitude: 32.6289137398
Longitude: -97.3476348973
TAD Map: 2042-348
MAPSCO: TAR-104L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WILLOW CREEK ADDN (FT WORTH) Block 6 Lot 1

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A

Year Built: 1986

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 05604532

Site Name: WILLOW CREEK ADDN (FT WORTH)-6-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,691

Percent Complete: 100%

Land Sqft^{*}: 5,743

Land Acres^{*}: 0.1318

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:

KELLY DORIS L

Primary Owner Address:

1949 BERRYBROOK DR
FORT WORTH, TX 76134-8405

Deed Date: 1/18/1995

Deed Volume: 0011858

Deed Page: 0001757

Instrument: 00118580001757

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEC OF HUD	6/1/1994	00116060000344	0011606	0000344
SOURCE ONE MORTGAGE SERV CORP	7/6/1993	00111440000110	0011144	0000110
CHRISTIAN JAMES D;CHRISTIAN MELISA	3/25/1992	00105880001793	0010588	0001793
MCLAUGHLIN BILLY J II;MCLAUGHLIN KAREN	11/4/1988	00094270001905	0009427	0001905
HARRIS JAMES R	1/1/1984	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	\$252,824	\$30,000	\$282,824	\$208,443
2023	\$244,157	\$30,000	\$274,157	\$189,494
2022	\$187,444	\$30,000	\$217,444	\$172,267
2021	\$164,816	\$30,000	\$194,816	\$156,606
2020	\$151,219	\$30,000	\$181,219	\$142,369

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.