



LOCATION

Address: [5305 BEAUTYBERRY DR](#)

City: FORT WORTH

Georeference: 7262N-T-3

Subdivision: CHISHOLM TRAIL RANCH PH I SEC I

Neighborhood Code: 4S004S

Latitude: 32.6027352792

Longitude: -97.4066942391

TAD Map: 2024-340

MAPSCO: TAR-102Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CHISHOLM TRAIL RANCH PH I
SEC I Block T Lot 3

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: 2020

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800031084

Site Name: CHISHOLM TRAIL RANCH PH I SEC I T 3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,107

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

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:

TROTTER CASSANDRA DENISE

Primary Owner Address:

5305 BEAUTYBERRY DR
FORT WORTH, TX 76036

Deed Date: 8/30/2022

Deed Volume:

Deed Page:

Instrument: [D222215664](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRENDMAKER HOMES DFW LLC	3/19/2020	D220188964-CWD		

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	\$280,816	\$70,000	\$350,816	\$350,816
2023	\$324,843	\$70,000	\$394,843	\$394,843
2022	\$267,755	\$60,000	\$327,755	\$327,755
2021	\$232,952	\$60,000	\$292,952	\$292,952
2020	\$0	\$42,000	\$42,000	\$42,000

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.