



LOCATION

Address: [5213 BEAUTYBERRY DR](#)
City: FORT WORTH
Georeference: 7262N-T-13
Subdivision: CHISHOLM TRAIL RANCH PH I SEC I
Neighborhood Code: 4S004S

Latitude: 32.6027197357
Longitude: -97.4047289684
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 13

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)

Site Number: 800031087
Site Name: CHISHOLM TRAIL RANCH PH I SEC I T 13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,161
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1263
Pool: N

State Code: A

Year Built: 2021

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

FLETCHER CARREN A

Primary Owner Address:

5213 BEAUTYBERRY DR
FORT WORTH, TX 76036

Deed Date: 4/22/2022

Deed Volume:

Deed Page:

Instrument: [D222107622](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRENDMAKER HOMES DFW LLC	11/17/2020	D220314866		

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	\$284,239	\$70,000	\$354,239	\$354,239
2023	\$328,829	\$70,000	\$398,829	\$398,829
2022	\$271,005	\$60,000	\$331,005	\$331,005
2021	\$0	\$42,000	\$42,000	\$42,000
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.