



## LOCATION

**Address:** [5145 BEAUTYBERRY DR](#)

**City:** FORT WORTH

**Georeference:** 7262N-T-20

**Subdivision:** CHISHOLM TRAIL RANCH PH I SEC I

**Neighborhood Code:** 4S004S

**Latitude:** 32.6027173057

**Longitude:** -97.4036558344

**TAD Map:** 2024-340

**MAPSCO:** TAR-103W



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 20

**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:** 800031091

**Site Name:** CHISHOLM TRAIL RANCH PH I SEC I T 20

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,178

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1263

**Pool:** N

**State Code:** A

**Year Built:** 2021

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

NEAL MONICHA

NEAL HAROLD

**Primary Owner Address:**

5145 BEAUTYBERRY DR

CROWLEY, TX 76036

**Deed Date:** 5/13/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222124789](#)

| Previous Owners       | Date      | Instrument                 | Deed Volume | Deed Page |
|-----------------------|-----------|----------------------------|-------------|-----------|
| DUNHILL HOMES DFW LLC | 8/28/2019 | <a href="#">D219195138</a> |             |           |

## VALUES

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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 | \$285,019          | \$70,000    | \$355,019    | \$355,019                    |
| 2023 | \$329,740          | \$70,000    | \$399,740    | \$399,740                    |
| 2022 | \$271,746          | \$60,000    | \$331,746    | \$331,746                    |
| 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

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There are no exemptions for this property

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.