



LOCATION

Address: [5137 BEAUTYBERRY DR](#)

City: FORT WORTH

Georeference: 7262N-T-22

Subdivision: CHISHOLM TRAIL RANCH PH I SEC I

Neighborhood Code: 4S004S

Latitude: 32.6027165982

Longitude: -97.4033306033

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 22

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: 800031099

Site Name: CHISHOLM TRAIL RANCH PH I SEC I T 22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,762

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:

SICAIROS JAZMIN

SICAIROS FRANCISCO

Primary Owner Address:

5137 BEAUTYBERRY DR
FORT WORTH, TX 76036

Deed Date: 12/30/2021

Deed Volume:

Deed Page:

Instrument: [D222006609](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRI POINTE HOMES DFW LLC	2/23/2021	D221051287		

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	\$254,077	\$70,000	\$324,077	\$324,077
2023	\$293,612	\$70,000	\$363,612	\$332,591
2022	\$242,355	\$60,000	\$302,355	\$302,355
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.