



LOCATION

Address: [5121 BEAUTYBERRY DR](#)

City: FORT WORTH

Georeference: 7262N-T-26

Subdivision: CHISHOLM TRAIL RANCH PH I SEC I

Neighborhood Code: 4S004S

Latitude: 32.6027157459

Longitude: -97.4026806498

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 26

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: 800031106

Site Name: CHISHOLM TRAIL RANCH PH I SEC I T 26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,137

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1263

Pool: N

State Code: A

Year Built: 2019

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:

NICKERSON MICHAEL

NICKERSON JASMINE DIONNE

NICKERSON LATINA

Primary Owner Address:

5121 BEAUTYBERRY DR

CROWLEY, TX 76036

Deed Date: 11/20/2024

Deed Volume:

Deed Page:

Instrument: [D224210167](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MUNGIN ELBERT VAN	6/19/2020	D220146457		
TRENDMAKER HOMES DFW LLC	10/10/2019	D219233658		

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	\$280,986	\$70,000	\$350,986	\$350,986
2023	\$325,154	\$70,000	\$395,154	\$354,493
2022	\$267,884	\$60,000	\$327,884	\$322,266
2021	\$232,969	\$60,000	\$292,969	\$292,969
2020	\$233,553	\$60,000	\$293,553	\$293,553

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

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.