



**Address:** [13125 BERRYWOOD TR](#)  
**City:** FORT WORTH  
**Georeference:** 17395H-5-5  
**Subdivision:** HARVEST RIDGE ADDITION  
**Neighborhood Code:** 3K600K

**Latitude:** 32.9670127232  
**Longitude:** -97.271134809  
**TAD Map:** 2066-472  
**MAPSCO:** TAR-008U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HARVEST RIDGE ADDITION  
Block 5 Lot 5

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40047423

**Site Name:** HARVEST RIDGE ADDITION-5-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,437

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,600

**Land Acres<sup>\*</sup>:** 0.1515

**Pool:** N

<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:**

DUININCK MICHELLE

DUININCK TRENT

**Primary Owner Address:**

13125 BERRYWOOD TRL  
FORT WORTH, TX 76244

**Deed Date:** 7/21/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222184410](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCRORY ELIZABETH ANNE;MCCRORY JOSHUA WILLIAM	12/12/2014	<a href="#">D214270608</a>		
ANDERSON JOSHUA	6/24/2013	<a href="#">D213167039</a>	0000000	0000000
BAHNER ANGLEA C;BAHNER JAMES A	7/21/2003	<a href="#">D203271658</a>	0016984	0000038
WEEKLEY HOMES LP	3/28/2003	00165420000263	0016542	0000263
HARVEST RIDGE LP	1/1/2002	00000000000000	0000000	0000000

## 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 <sup>+</sup>
2025	\$305,120	\$65,000	\$370,120	\$370,120
2024	\$305,120	\$65,000	\$370,120	\$370,120
2023	\$318,048	\$65,000	\$383,048	\$383,048
2022	\$260,782	\$50,000	\$310,782	\$290,292
2021	\$213,902	\$50,000	\$263,902	\$263,902
2020	\$193,513	\$50,000	\$243,513	\$243,513

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.