



**Address:** [108 PINELAND PL](#)  
**City:** FORT WORTH  
**Georeference:** 34565-14R1-9  
**Subdivision:** RIVERCREST ADDITION  
**Neighborhood Code:** 2C040B

**Latitude:** 32.7595188527  
**Longitude:** -97.3947420561  
**TAD Map:** 2030-396  
**MAPSCO:** TAR-061X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIVERCREST ADDITION Block  
14-R1 Lot 9 & 10

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CASTLEBERRY ISD (917)

**Site Number:** 800012414

**Site Name:** RIVERCREST ADDITION Block 14-R1 Lot 9 & 10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,387

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 15,246

**Land Acres<sup>\*</sup>:** 0.3500

**Pool:** N

**State Code:** A

**Year Built:** 2023

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,487,467

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

<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:**

DUNCAN KEVIN

DUNCAN CRISTIA

**Primary Owner Address:**

108 PINELAND PL  
FORT WORTH, TX 76114

**Deed Date:** 8/30/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223157172](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VILLAGE HOMES LP	5/23/2022	<a href="#">D222134284</a>		
FKH SFR PROPCO K LP	5/18/2022	<a href="#">D222134286</a>		
FW RIVERCREST BLUFFS LLC	5/25/2019	<a href="#">D214116702</a>		

## 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	\$1,007,547	\$479,920	\$1,487,467	\$1,462,036
2024	\$1,010,072	\$319,052	\$1,329,124	\$1,329,124
2023	\$0	\$165,876	\$165,876	\$165,876
2022	\$0	\$165,876	\$165,876	\$165,876
2021	\$0	\$195,000	\$195,000	\$195,000
2020	\$0	\$195,000	\$195,000	\$195,000

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.