



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⁺⁺⁺: 4,387

Percent Complete: 100%

Land Sqft^{*}: 15,246

Land Acres^{*}: 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

⁺⁺⁺ Rounded.

^{*} 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	D222134284		
FKH SFR PROPCO K LP	5/18/2022	D222134286		
FW RIVERCREST BLUFFS LLC	5/25/2019	D214116702		

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	\$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.