



Address: [5141 BEAUTYBERRY DR](#)
City: FORT WORTH
Georeference: 7262N-T-21
Subdivision: CHISHOLM TRAIL RANCH PH I SEC I
Neighborhood Code: 4S004S

Latitude: 32.6027174849
Longitude: -97.4034933976
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 21

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)

State Code: A
Year Built: 2021
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 800031097
Site Name: CHISHOLM TRAIL RANCH PH I SEC I T 21
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,096
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1263
Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
MIGUEL JOHN SAN
Primary Owner Address:
5141 BEAUTYBERRY DR
CROWLEY, TX 76036

Deed Date: 12/21/2021
Deed Volume:
Deed Page:
Instrument: [D221378899](#)

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	\$264,000	\$70,000	\$334,000	\$334,000
2024	\$264,000	\$70,000	\$334,000	\$334,000
2023	\$260,078	\$70,000	\$330,078	\$330,078
2022	\$267,862	\$60,000	\$327,862	\$327,862
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

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.