



Address: [3416 COCKRELL AVE](#)
City: FORT WORTH
Georeference: 2860-20-12
Subdivision: BLUEBONNET HILLS
Neighborhood Code: 4T002Z

Latitude: 32.7001640643
Longitude: -97.3596335394
TAD Map: 2042-372
MAPSCO: TAR-090A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BLUEBONNET HILLS Block 20
Lot 12

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1931

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Notice Sent Date: 4/15/2025

Notice Value: \$444,538

Protest Deadline Date: 5/24/2024

Site Number: 00233269

Site Name: BLUEBONNET HILLS-20-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,774

Percent Complete: 100%

Land Sqft^{*}: 6,300

Land Acres^{*}: 0.1446

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:

LUJAN BRIAN J
LUJAN JAMEY L
LUJAN LUZ V

Primary Owner Address:

3416 COCKRELL AVE
FORT WORTH, TX 76109

Deed Date: 9/4/2019

Deed Volume:

Deed Page:

Instrument: [D219209623](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHILDS JARED;CHILDS LINDSEY	5/25/2018	D218115692		
MYERS THE HOME BUYERS OF DALLAS LLC	5/25/2018	D218115203		
MARY MARTY;MARY STACY	11/19/1992	00108620000456	0010862	0000456
OVERTON BANK & TRUST	6/2/1992	00106560000250	0010656	0000250
EVANS JAMES;EVANS MELANIE	6/11/1986	00085760002072	0008576	0002072
ELLIOT ORA L	12/31/1900	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 ⁺
2025	\$255,538	\$189,000	\$444,538	\$417,667
2024	\$255,538	\$189,000	\$444,538	\$379,697
2023	\$220,695	\$157,500	\$378,195	\$345,179
2022	\$213,283	\$110,000	\$323,283	\$313,799
2021	\$175,272	\$110,000	\$285,272	\$285,272
2020	\$174,131	\$110,000	\$284,131	\$284,131

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.