



**Address:** [1604 MOCKINGBIRD LN](#)  
**City:** SOUTHLAKE  
**Georeference:** 10125-2-3  
**Subdivision:** DOVE ACRES ADDITION  
**Neighborhood Code:** 3S040W

**Latitude:** 32.9688408682  
**Longitude:** -97.1761953994  
**TAD Map:** 2096-472  
**MAPSCO:** TAR-011T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** DOVE ACRES ADDITION Block  
2 Lot 3

**Jurisdictions:**

CITY OF SOUTHLAKE (022)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CARROLL ISD (919)

**State Code:** A

**Year Built:** 1983

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$849,011

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

**Site Number:** 00735035

**Site Name:** DOVE ACRES ADDITION-2-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,144

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 43,076

**Land Acres<sup>\*</sup>:** 0.9888

**Pool:** Y

<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:**

COMBS JAMES K

**Primary Owner Address:**

1604 MOCKINGBIRD LN  
SOUTHLAKE, TX 76092-3444

**Deed Date:** 3/29/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213313234](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COMBS JAMES;COMBS NACHESKA	6/23/2000	00144170000002	0014417	0000002
STYKEL PATRICIA;STYKEL VERNON G	11/10/1983	00076640000708	0007664	0000708
ABLERT E MERLE	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 <sup>+</sup>
2025	\$327,341	\$521,670	\$849,011	\$653,107
2024	\$327,341	\$521,670	\$849,011	\$593,734
2023	\$248,673	\$521,670	\$770,343	\$539,758
2022	\$202,386	\$372,225	\$574,611	\$490,689
2021	\$203,332	\$372,225	\$575,557	\$446,081
2020	\$69,012	\$445,005	\$514,017	\$405,528

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.