



**Address:** [1612 MOCKINGBIRD LN](#)  
**City:** SOUTHLAKE  
**Georeference:** 10125-2-7  
**Subdivision:** DOVE ACRES ADDITION  
**Neighborhood Code:** 3S040W

**Latitude:** 32.9688234546  
**Longitude:** -97.1733834291  
**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 7

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1984

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Notice Value:** \$754,000

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

**Site Number:** 00735086

**Site Name:** DOVE ACRES ADDITION-2-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,266

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 43,572

**Land Acres<sup>\*</sup>:** 1.0002

**Pool:** N

<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:**

GRIFFITH RICHARD IRVING

**Primary Owner Address:**

1612 MOCKINGBIRD LN  
SOUTHLAKE, TX 76092

**Deed Date:** 1/30/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217021389](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRIFFITH RICHARD I;GRIFFITH STACE	6/11/2002	00157440000167	0015744	0000167
YOUNG DANNY A;YOUNG K E STURGESS	3/7/2002	00155410000095	0015541	0000095
YOUNG DANNY K;YOUNG KATHLEEN	5/1/2000	00143330000126	0014333	0000126
PATTON DAVID L;PATTON JEAN H	9/24/1984	00079590000170	0007959	0000170
CANNON MAX	2/28/1984	00077540001414	0007754	0001414
FIRST BAPTIST CHURCH EULESS	2/22/1983	00074490002072	0007449	0002072
K WAYNE LEE	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	\$148,124	\$525,090	\$673,214	\$610,832
2024	\$228,910	\$525,090	\$754,000	\$555,302
2023	\$174,910	\$525,090	\$700,000	\$504,820
2022	\$150,825	\$375,075	\$525,900	\$458,927
2021	\$11,160	\$450,060	\$461,220	\$417,206
2020	\$11,160	\$450,060	\$461,220	\$379,278

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.