



Address: [3124 COCKRELL AVE](#)
City: FORT WORTH
Georeference: 14290-4-10
Subdivision: FOREST PARK ADDITION-FT WORTH
Neighborhood Code: 4T002Z

Latitude: 32.7051048722
Longitude: -97.3596067046
TAD Map: 2042-376
MAPSCO: TAR-076W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOREST PARK ADDITION-FT WORTH Block 4 Lot 10

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)

Site Number: 00956945

Site Name: FOREST PARK ADDITION-FT WORTH-4-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,344

Percent Complete: 100%

Land Sqft^{*}: 6,250

Land Acres^{*}: 0.1434

Pool: N

State Code: A

Year Built: 1923

Personal Property Account: N/A

Agent: JAMES A RYFFEL (00246)

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:

FROG LEAP VENTURES LP

Primary Owner Address:

3113 S UNIVERSITY DR STE 600
FORT WORTH, TX 76109-5622

Deed Date: 9/14/2006

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D206295599](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ELMCHARAFIE HOLLY H;ELMCHARAFIE SBAK	10/31/2002	00161120000006	0016112	0000006
WILLIAMS TODD A	5/25/2001	00149140000028	0014914	0000028
BELLAR CHAD M;BELLAR WENDY	3/3/2000	00142430000034	0014243	0000034
GENTRY BILLY GLENN	5/3/1994	00115650000296	0011565	0000296
ROBBINS MARJORIE	10/27/1967	00000000000000	0000000	0000000
ROBBINS MARJORIE;ROBBINS W A	2/18/1948	00019790000550	0001979	0000550

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	\$132,500	\$187,500	\$320,000	\$320,000
2024	\$132,500	\$187,500	\$320,000	\$320,000
2023	\$113,750	\$156,250	\$270,000	\$270,000
2022	\$146,000	\$110,000	\$256,000	\$256,000
2021	\$114,921	\$110,000	\$224,921	\$224,921
2020	\$114,921	\$110,000	\$224,921	\$224,921

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.