



Address: [3117 COCKRELL AVE](#)
City: FORT WORTH
Georeference: 14290-5-4
Subdivision: FOREST PARK ADDITION-FT WORTH
Neighborhood Code: 4T002Z

Latitude: 32.7053687602
Longitude: -97.3590334382
TAD Map: 2042-376
MAPSCO: TAR-076X



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 5 Lot 4

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: 2013
Personal Property Account: N/A
Agent: OCONNOR & ASSOCIATES (00436)
Protest Deadline Date: 5/24/2024

Site Number: 00957062
Site Name: FOREST PARK ADDITION-FT WORTH-5-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,060
Percent Complete: 100%
Land Sqft^{*}: 6,250
Land Acres^{*}: 0.1434
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:
POWVAN-3117 COCKRELL LLC
Primary Owner Address:
4600 SYCAMORE LN
ALLEN, TX 75002

Deed Date: 8/9/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D212194637](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COCKRELL REALTY LLC	1/13/2010	D212194637	0000000	0000000
PRICE CHARLES R	9/18/2002	00160000000188	0016000	0000188
SIMPSON-MCKNIGHT IVEST INC	5/28/2002	00157020000139	0015702	0000139
LUTKER BILLIE TRS;LUTKER ROBERT D	11/10/1995	00121690000446	0012169	0000446
LUTKER BILLIE;LUTKER ROBERT D	7/31/1990	00100010001811	0010001	0001811
LUTKER RUDOLPH F	11/14/1987	00000000000000	0000000	0000000
LUTKER JONNIE;LUTKER RUDOLPH F	3/14/1985	00081070001258	0008107	0001258
CONRAD HELEN;CONRAD P B ARENDALL	3/29/1967	00043870000389	0004387	0000389
BREWSTER E P	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	\$387,654	\$187,500	\$575,154	\$575,154
2024	\$458,153	\$187,500	\$645,653	\$645,653
2023	\$445,580	\$156,250	\$601,830	\$601,830
2022	\$429,485	\$110,000	\$539,485	\$539,485
2021	\$354,559	\$110,000	\$464,559	\$464,559
2020	\$386,995	\$110,000	\$496,995	\$496,995

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.