



Address: [3901 MOCKINGBIRD LN](#)
City: FORT WORTH
Georeference: 26360-6-1-30
Subdivision: MOCKINGBIRD LANE ADDITION
Neighborhood Code: 4T001Z

Latitude: 32.7147197003
Longitude: -97.3763502088
TAD Map: 2036-380
MAPSCO: TAR-075V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MOCKINGBIRD LANE
ADDITION Block 6 Lot 1 & E55' LT 2

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: 1963

Personal Property Account: N/A

Agent: PROPERTY TAX LOCK (11667)

Notice Sent Date: 4/15/2025

Notice Value: \$957,740

Protest Deadline Date: 5/24/2024

Site Number: 01792040

Site Name: MOCKINGBIRD LANE ADDITION-6-1-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,104

Percent Complete: 100%

Land Sqft^{*}: 18,330

Land Acres^{*}: 0.4207

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:

BOENKER BEAU DAVIDSON
BOENKER HANNAH CLARK

Primary Owner Address:

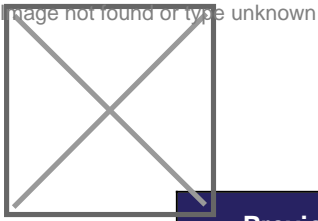
3901 MOCKINGBIRD LN
FORT WORTH, TX 76109

Deed Date: 12/30/2024

Deed Volume:

Deed Page:

Instrument: [D224232664](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VANCE MELINDA TERRY	10/17/2005	D207360571	0000000	0000000
VANCE ESTILL A EST JR	12/31/1900	000000000000000	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	\$341,532	\$616,208	\$957,740	\$957,740
2024	\$341,532	\$616,208	\$957,740	\$830,718
2023	\$383,128	\$410,805	\$793,933	\$755,198
2022	\$275,686	\$410,858	\$686,544	\$686,544
2021	\$489,946	\$191,250	\$681,196	\$681,196
2020	\$509,009	\$191,250	\$700,259	\$700,259

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.