



**Address:** [3912 ANN ARBOR CT](#)  
**City:** FORT WORTH  
**Georeference:** 26360-6-6  
**Subdivision:** MOCKINGBIRD LANE ADDITION  
**Neighborhood Code:** 4T001Z

**Latitude:** 32.7144190778  
**Longitude:** -97.3770899249  
**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 6

**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:** 1954

**Personal Property Account:** N/A

**Agent:** PEYCO SOUTHWEST REALTY INC (00506)

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

**Site Number:** 01792075

**Site Name:** MOCKINGBIRD LANE ADDITION-6-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,459

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,472

**Land Acres<sup>\*</sup>:** 0.2404

**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:**

MAGUIRE RORY

**Primary Owner Address:**

3912 ANN ARBOR CT  
FORT WORTH, TX 76109

**Deed Date:** 7/10/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220170669](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHARON V GOODIN FAMILY REVOCABLE TRUST	3/4/2015	<a href="#">D215046476</a>		
GOODIN SHARON VIRGINIA	10/5/2006	<a href="#">D206324854</a>	0000000	0000000
THIGPEN BRAD;THIGPEN SHARON	5/13/2004	<a href="#">D204150028</a>	0000000	0000000
MCKNIGHT A F DISOWAY;MCKNIGHT SCOTT	9/21/2001	00151620000321	0015162	0000321
ANTON JENNIFER	11/10/1999	00140990000387	0014099	0000387
ANTON CHARLES	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	\$185,982	\$516,018	\$702,000	\$702,000
2024	\$224,982	\$516,018	\$741,000	\$741,000
2023	\$355,988	\$344,012	\$700,000	\$700,000
2022	\$311,990	\$344,032	\$656,022	\$656,022
2021	\$518,952	\$191,250	\$710,202	\$710,202
2020	\$256,140	\$191,250	\$447,390	\$447,390

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.