



**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.