



Address: [3916 LYNNCREST DR](#)
City: FORT WORTH
Georeference: 26360-8-5
Subdivision: MOCKINGBIRD LANE ADDITION
Neighborhood Code: 4T001Z

Latitude: 32.7127313895
Longitude: -97.3769876369
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 8 Lot 5

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: 2017

Personal Property Account: N/A

Agent: WILLIAM PORTWOOD (01111)

Notice Sent Date: 4/15/2025

Notice Value: \$1,381,488

Protest Deadline Date: 5/24/2024

Site Number: 01792342

Site Name: MOCKINGBIRD LANE ADDITION-8-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,535

Percent Complete: 100%

Land Sqft^{*}: 9,360

Land Acres^{*}: 0.2148

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

BOLTON MICHAEL H
BOLTON HAYLEY H

Primary Owner Address:

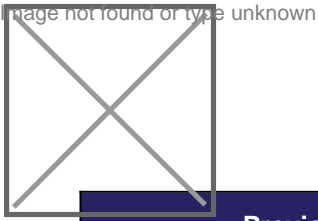
3916 LYNNCREST DR
FORT WORTH, TX 76109

Deed Date: 6/30/2016

Deed Volume:

Deed Page:

Instrument: [D216145341](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NANCY CAUKER HARDGROVE TR ETAL	11/23/2009	D210002534	0000000	0000000
CAUKER JOE T	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	\$637,408	\$561,600	\$1,199,008	\$1,199,008
2024	\$819,888	\$561,600	\$1,381,488	\$1,251,446
2023	\$1,168,111	\$374,400	\$1,542,511	\$1,137,678
2022	\$790,980	\$374,400	\$1,165,380	\$967,016
2021	\$735,711	\$225,000	\$960,711	\$879,105
2020	\$574,186	\$225,000	\$799,186	\$799,186

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.