



Address: [3920 LYNNCREST DR](#)
City: FORT WORTH
Georeference: 26360-8-6
Subdivision: MOCKINGBIRD LANE ADDITION
Neighborhood Code: 4T001Z

Latitude: 32.7127339182
Longitude: -97.3772607101
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 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: 2011

Personal Property Account: N/A

Agent: GOODRICH REALTY CONSULTING (00974)

Protest Deadline Date: 5/24/2024

Site Number: 01792350

Site Name: MOCKINGBIRD LANE ADDITION-8-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,645

Percent Complete: 100%

Land Sqft^{*}: 9,040

Land Acres^{*}: 0.2075

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:

BRALY CLIFFORD IV
BRALY EMILY THERESA

Primary Owner Address:

3920 LYNNCREST DR
FORT WORTH, TX 76109

Deed Date: 4/21/2022

Deed Volume:

Deed Page:

Instrument: [D222103074](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PELLEY CORTNEY ANN	7/29/2011	D211182546	0000000	0000000
TURAN NEVZAT;TURAN NURYIE M	6/24/2005	D205186660	0000000	0000000
HOLMES JAMES	5/7/2003	00166900000178	0016690	0000178
HERMAN C L;HERMAN M R OKON	1/31/1996	00122560002266	0012256	0002266
MCSPADDEN ALLISON;MCSPADDEN CHARLES	6/27/1991	00103000002382	0010300	0002382
SMITH A ROYSE	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	\$843,423	\$542,400	\$1,385,823	\$1,385,823
2024	\$843,423	\$542,400	\$1,385,823	\$1,385,823
2023	\$960,915	\$361,600	\$1,322,515	\$1,322,515
2022	\$353,167	\$361,600	\$714,767	\$714,767
2021	\$543,459	\$225,000	\$768,459	\$768,459
2020	\$476,167	\$225,000	\$701,167	\$701,167

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.