



Address: [3921 LYNNCREST DR](#)
City: FORT WORTH
Georeference: 26360-8-7
Subdivision: MOCKINGBIRD LANE ADDITION
Neighborhood Code: 4T001Z

Latitude: 32.7122189109
Longitude: -97.37725329
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 7

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: 2009

Personal Property Account: N/A

Agent: PEYCO SOUTHWEST REALTY INC (00506)

Notice Sent Date: 4/15/2025

Notice Value: \$1,215,000

Protest Deadline Date: 5/24/2024

Site Number: 01792369

Site Name: MOCKINGBIRD LANE ADDITION-8-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,927

Percent Complete: 100%

Land Sqft^{*}: 10,350

Land Acres^{*}: 0.2376

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:

SIKES JOHN C

SIKES LINDSAY K

Primary Owner Address:

3921 LYNNCREST DR
FORT WORTH, TX 76109-1243

Deed Date: 8/16/2021

Deed Volume:

Deed Page:

Instrument: [D221241960](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIKES JOHN C	9/9/2004	D204286243	0000000	0000000
MOTHERAL WILLIAM J	12/29/1993	00113890002322	0011389	0002322
MOTHERAL INVESTMENT PRTNSHP	11/12/1993	00113260001385	0011326	0001385
MOTHERAL WES ETAL	12/13/1983	00076940002168	0007694	0002168
NAOMI H BENNETT	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	\$494,750	\$605,250	\$1,100,000	\$925,311
2024	\$609,750	\$605,250	\$1,215,000	\$841,192
2023	\$746,500	\$403,500	\$1,150,000	\$764,720
2022	\$311,454	\$403,546	\$715,000	\$695,200
2021	\$407,000	\$225,000	\$632,000	\$632,000
2020	\$407,000	\$225,000	\$632,000	\$632,000

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.