



**Address:** [3917 LYNNCREST DR](#)  
**City:** FORT WORTH  
**Georeference:** 26360-8-8  
**Subdivision:** MOCKINGBIRD LANE ADDITION  
**Neighborhood Code:** 4T001Z

**Latitude:** 32.7122240172  
**Longitude:** -97.3769489938  
**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 8

**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:** TARRANT PROPERTY TAX SERVICE (00065)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,485,000

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

**Site Number:** 01792377

**Site Name:** MOCKINGBIRD LANE ADDITION-8-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,688

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,250

**Land Acres<sup>\*</sup>:** 0.2582

**Pool:** N

<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:**

ARMSTRONG ALEXANDER  
ARMSTRONG ASHLEY

**Primary Owner Address:**

3917 LYNNCREST DR  
FORT WORTH, TX 76109

**Deed Date:** 8/9/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216181683](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MONTGOMERY JEFFREY;MONTGOMERY VALER	11/28/2006	<a href="#">D206379702</a>	0000000	0000000
MARSHALL GRAHAM	6/18/2004	<a href="#">D204198286</a>	0000000	0000000
ROBERTSON KORYN;ROBERTSON WALTER	6/30/1999	00138920000039	0013892	0000039
LOEB MARGIE S;LOEB SAMUEL	1/3/1995	00118410002167	0011841	0002167
BIGGERS ROBERT B	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	\$731,250	\$618,750	\$1,350,000	\$1,329,403
2024	\$866,250	\$618,750	\$1,485,000	\$1,208,548
2023	\$1,108,472	\$412,500	\$1,520,972	\$1,098,680
2022	\$879,654	\$412,538	\$1,292,192	\$998,800
2021	\$683,000	\$225,000	\$908,000	\$908,000
2020	\$708,513	\$225,000	\$933,513	\$933,513

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.