



Image not found or type unknown

**Address:** [3904 CLARIDGE CT](#)  
**City:** FORT WORTH  
**Georeference:** 26360-9-2  
**Subdivision:** MOCKINGBIRD LANE ADDITION  
**Neighborhood Code:** 4T001Z

**Latitude:** 32.7118694018  
**Longitude:** -97.3759642353  
**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 9 Lot 2

**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:** 2023

**Personal Property Account:** N/A

**Agent:** BETTENCOURT TAX ADVISORS LLC (00962)

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

**Notice Value:** \$1,500,000

**Protest Deadline Date:** 7/12/2024

**Site Number:** 01792431

**Site Name:** MOCKINGBIRD LANE ADDITION-9-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 6,549

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,000

**Land Acres<sup>\*</sup>:** 0.2295

**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:**

SMITH JAMES RUSSELL JR  
SMITH JACINDA HOLEMAN

**Primary Owner Address:**

3904 CLARIDGE CT  
FORT WORTH, TX 76109

**Deed Date:** 11/1/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224197379](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
3904 CLARIDGE LLC	5/4/2021	<a href="#">D221143605</a>		
WINDSOR DEBRA;WINDSOR MONROE	11/2/2009	<a href="#">D209293988</a>	0000000	0000000
MILTON A;MILTON CHRISTOPHER J	8/29/2008	<a href="#">D208348164</a>	0000000	0000000
WATSON VIOLET EST	4/16/2006	000000000000000	0000000	0000000
WATSON JOHN V EST	1/10/1986	00084240000718	0008424	0000718

## 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	\$900,000	\$600,000	\$1,500,000	\$1,500,000
2024	\$900,000	\$600,000	\$1,500,000	\$1,380,000
2023	\$0	\$400,000	\$400,000	\$400,000
2022	\$240,000	\$400,000	\$640,000	\$640,000
2021	\$437,993	\$225,000	\$662,993	\$608,823
2020	\$328,475	\$225,000	\$553,475	\$553,475

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.