



**Address:** [3905 CLARIDGE CT](#)  
**City:** FORT WORTH  
**Georeference:** 26360-9-12  
**Subdivision:** MOCKINGBIRD LANE ADDITION  
**Neighborhood Code:** 4T001Z

**Latitude:** 32.7113640487  
**Longitude:** -97.3759917553  
**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 12

**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:** 1955  
**Personal Property Account:** N/A  
**Agent:** BLAKE A BARRY (X0630)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01792547  
**Site Name:** MOCKINGBIRD LANE ADDITION-9-12  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,890  
**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:**  
TREW LAND & MINERALS LP  
**Primary Owner Address:**  
PO BOX 100344  
FORT WORTH, TX 76185

**Deed Date:** 6/25/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218139307](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
POWELL AMANDA;POWELL JAMES	4/1/2010	<a href="#">D210077849</a>	0000000	0000000
PRATHER IRVINE;PRATHER JEAN R	5/29/1992	00106550000772	0010655	0000772
KILPATRICK KEVIN L	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	\$69,967	\$600,000	\$669,967	\$669,967
2024	\$69,967	\$600,000	\$669,967	\$669,967
2023	\$210,000	\$400,000	\$610,000	\$610,000
2022	\$123,273	\$400,000	\$523,273	\$523,273
2021	\$275,103	\$225,000	\$500,103	\$500,103
2020	\$203,673	\$225,000	\$428,673	\$428,673

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

There are no exemptions for this property

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.