



Address: [3900 ANNELS CT](#)
City: FORT WORTH
Georeference: 26360-10-1
Subdivision: MOCKINGBIRD LANE ADDITION
Neighborhood Code: 4T001Z

Latitude: 32.7109539148
Longitude: -97.3758675323
TAD Map: 2036-376
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 10 Lot 1

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: TAX PROTEST CONSULTANTS (12099)

Notice Sent Date: 4/15/2025

Notice Value: \$1,200,000

Protest Deadline Date: 5/24/2024

Site Number: 01792563

Site Name: MOCKINGBIRD LANE ADDITION-10-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,241

Percent Complete: 100%

Land Sqft^{*}: 18,334

Land Acres^{*}: 0.4208

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:

MCCOY JOHN

Primary Owner Address:

3900 ANNELS CT
FORT WORTH, TX 76109

Deed Date: 4/10/2019

Deed Volume:

Deed Page:

Instrument: [D219073743](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILSON DAVID B;WILSON RITA	6/9/1986	00085750001444	0008575	0001444
EWTON FLOYD;EWTON SHIRLEY	4/5/1984	00077910000689	0007791	0000689
ROBERT J MURCHISON	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	\$474,990	\$725,010	\$1,200,000	\$769,318
2024	\$474,990	\$725,010	\$1,200,000	\$699,380
2023	\$616,660	\$483,340	\$1,100,000	\$635,800
2022	\$94,716	\$483,284	\$578,000	\$578,000
2021	\$353,000	\$225,000	\$578,000	\$578,000
2020	\$430,069	\$147,931	\$578,000	\$578,000

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.