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Address: [1624 MOCKINGBIRD LN](#)
City: PELICAN BAY
Georeference: 32060C-19-14
Subdivision: PELICAN BAY ADDITION
Neighborhood Code: 2Y300L

Latitude: 32.9155117819
Longitude: -97.514660232
TAD Map: 1994-452
MAPSCO: TAR-016S



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: PELICAN BAY ADDITION Block
19 Lot 14

Jurisdictions:

CITY OF PELICAN BAY (036)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
AZLE ISD (915)

State Code: C1

Year Built: 0

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 02190664

Site Name: PELICAN BAY ADDITION-19-14

Site Class: C1 - Residential - Vacant Land

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 8,830

Land Acres^{*}: 0.2027

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:

FACTORY SHOWCASE HOMES LLC

Primary Owner Address:

606 S 2ND AVE
MANSFIELD, TX 76063

Deed Date: 9/27/2023

Deed Volume:

Deed Page:

Instrument: [D223175704](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KHORRAMI KEVIN	9/28/2018	CWD223175703		
KHORRAMI ENTERPRISES INC	6/6/2017	D217155147		
PARKER PAMELA ETAL	9/12/2006	000000000000000	0000000	0000000
JACOBS P PARKER;JACOBS WILLIAM	11/21/2003	D203441855	0017432	0000355
MAST PROPERTIES LLC	2/16/1999	00136740000414	0013674	0000414
P K F CORP	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	\$0	\$30,405	\$30,405	\$30,405
2024	\$0	\$30,405	\$30,405	\$30,405
2023	\$0	\$15,188	\$15,188	\$15,188
2022	\$0	\$14,189	\$14,189	\$14,189
2021	\$0	\$14,189	\$14,189	\$14,189
2020	\$0	\$7,000	\$7,000	\$7,000

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

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.