



Address: [1600 MOCKINGBIRD LN](#)
City: PELICAN BAY
Georeference: 32060C-19-20
Subdivision: PELICAN BAY ADDITION
Neighborhood Code: 2Y300L

Latitude: 32.9154131137
Longitude: -97.5159248051
TAD Map: 1994-452
MAPSCO: TAR-016S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PELICAN BAY ADDITION Block
19 Lot 20 1975 BELVEDERE 12 X 60 ID#
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)
Site Number: 02190710
Site Name: PELICAN BAY ADDITION Block 19 Lot 20 1975 BELVEDERE 12 X 60 ID#
Site Class: A2 - Residential - Mobile Home
Parcels: 1
Approximate Size ⁺⁺⁺: 720
State Code: A **Percent Complete:** 100%
Year Built: 1975 **Land Sqft** ^{*}: 7,535
Personal Property Account: N/A **Land Acres** ^{*}: 0.1729
Agent: None **Pool:** N
Notice Sent Date:
4/15/2025
Notice Value: \$36,174
Protest Deadline Date: 5/24/2024

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
MCGAUGHEY MELISSA
Primary Owner Address:
1600 MOCKINGBIRD LN
AZLE, TX 76020
Deed Date: 1/2/2024
Deed Volume:
Deed Page:
Instrument: [D223178300](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCGAUGHEY MELISSA	4/7/2022	D222071861		
HART NORMA;MCGAUGHEY MELISSA	4/6/2022	D222071861		
MCGAUGHEY DONALD E	7/27/1993	360-193311-93		
MCGAUGHEY DONALD E;MCGAUGHEY NORMA	8/8/1990	00100100002385	0010010	0002385
YODER MARK R	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	\$1,594	\$34,580	\$36,174	\$30,282
2024	\$1,594	\$25,935	\$27,529	\$27,529
2023	\$797	\$12,968	\$13,765	\$13,765
2022	\$797	\$6,055	\$6,852	\$6,852
2021	\$1,594	\$12,110	\$13,704	\$9,453
2020	\$1,594	\$7,000	\$8,594	\$8,594

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)
- DISABLED VET 100 PCT 11.131 - T&P

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.