



Address: [1313 MOCKINGBIRD DR](#)
City: GRAPEVINE
Georeference: 36815-1-5
Subdivision: RUSSWOOD ESTATES
Neighborhood Code: 3G020T

Latitude: 32.9622849496
Longitude: -97.0892213983
TAD Map: 2126-468
MAPSCO: TAR-013Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RUSSWOOD ESTATES Block 1
Lot 5

Jurisdictions:

CITY OF GRAPEVINE (011)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (906)

State Code: A

Year Built: 1978

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$492,112

Protest Deadline Date: 5/24/2024

Site Number: 02579200

Site Name: RUSSWOOD ESTATES-1-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,182

Percent Complete: 100%

Land Sqft^{*}: 9,493

Land Acres^{*}: 0.2179

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:

MAGGARD JAMES G
MAGGARD TROYE A

Primary Owner Address:

1313 MOCKINGBIRD DR
GRAPEVINE, TX 76051-2814

Deed Date: 6/15/2002

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAGGARD J G;MAGGARD T A KIRKPATRICK	5/3/2002	00156690000243	0015669	0000243
BUESCHER RUSSELL STROH	6/11/1991	00103050002234	0010305	0002234
ADMINISTRATOR VETERAN AFFAIRS	2/6/1991	00101820000080	0010182	0000080
ASSOCIATES NATL MTG CORP	2/5/1991	00101680000088	0010168	0000088
LINDERMAN LIEN;LINDERMAN ROBERT V	5/31/1989	00096130000887	0009613	0000887
GREAT AMERICAN FIRST SAV BANK	6/7/1988	00092910000148	0009291	0000148
NICOLL ERIC;NICOLL MARY	11/7/1985	00083640000268	0008364	0000268
HUNTER LARRY L;HUNTER MARGARET	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	\$392,112	\$100,000	\$492,112	\$492,112
2024	\$392,112	\$100,000	\$492,112	\$455,791
2023	\$440,567	\$70,000	\$510,567	\$414,355
2022	\$332,240	\$55,000	\$387,240	\$376,686
2021	\$299,842	\$55,000	\$354,842	\$342,442
2020	\$302,383	\$55,000	\$357,383	\$311,311

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.