



**Address:** [3204 COCKRELL AVE](#)  
**City:** FORT WORTH  
**Georeference:** 45450-4-21  
**Subdivision:** WEATHERFORD, P R ADDITION  
**Neighborhood Code:** 4T002Z

**Latitude:** 32.7038327104  
**Longitude:** -97.3596348326  
**TAD Map:** 2042-376  
**MAPSCO:** TAR-076W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WEATHERFORD, P R  
ADDITION Block 4 Lot 21

**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:** 1927

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$417,071

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03319601

**Site Name:** WEATHERFORD, P R ADDITION-4-21

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,227

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**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:**

TODD IAN

TODD EVELYN

**Primary Owner Address:**

12435 MOSSYCUP DR  
HOUSTON, TX 77024

**Deed Date:** 10/14/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222249183](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CIZON LIVING TRUST	12/16/2021	<a href="#">D221378544</a>		
BIHARI DEIDRA	1/20/1998	00130510000241	0013051	0000241
CADDELL MARY FRANCES	3/9/1997	000000000000000	0000000	0000000
CADDELL D J	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 <sup>+</sup>
2025	\$229,571	\$187,500	\$417,071	\$417,071
2024	\$229,571	\$187,500	\$417,071	\$377,732
2023	\$158,527	\$156,250	\$314,777	\$314,777
2022	\$83,053	\$110,000	\$193,053	\$193,053
2021	\$69,280	\$110,000	\$179,280	\$179,280
2020	\$93,914	\$110,000	\$203,914	\$203,914

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.