



**Address:** [3147 COCKRELL AVE](#)  
**City:** FORT WORTH  
**Georeference:** 45450-12-1  
**Subdivision:** WEATHERFORD, P R ADDITION  
**Neighborhood Code:** M4T03A

**Latitude:** 32.7042770801  
**Longitude:** -97.3590396227  
**TAD Map:** 2042-376  
**MAPSCO:** TAR-076X



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 12 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:** B

**Year Built:** 1929

**Personal Property Account:** N/A

**Agent:** FORTRESS TAX DEFENSE LLC (12137)

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

**Notice Value:** \$370,859

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

**Site Number:** 03320596

**Site Name:** WEATHERFORD, P R ADDITION-12-1

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,182

**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:**

CASA RANA LLC

**Primary Owner Address:**

3202 PRINCETON AVE  
DALLAS, TX 75205

**Deed Date:** 4/16/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224065581](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
2820 FRAZIER TEXAS LLC	3/30/2022	<a href="#">D222085187</a>		
GRINO CINDY;GRINO PAUL	2/17/2022	<a href="#">D222045996</a>		
HARRIS JO AN	8/29/1988	00000000000000	0000000	0000000
HARRIS SELMA EST	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 <sup>+</sup>
2025	\$228,000	\$125,000	\$353,000	\$353,000
2024	\$245,859	\$125,000	\$370,859	\$370,859
2023	\$279,303	\$156,250	\$435,553	\$435,553
2022	\$218,381	\$110,000	\$328,381	\$328,381
2021	\$102,222	\$110,000	\$212,222	\$212,222
2020	\$131,431	\$110,000	\$241,431	\$241,431

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.