



Address: [3709 MOCKINGBIRD LN](#)
City: FORT WORTH
Georeference: A 496-1A
Subdivision: EDWARDS, H H SURVEY
Neighborhood Code: 4T001A

Latitude: 32.7144798824
Longitude: -97.3735357152
TAD Map: 2036-380
MAPSCO: TAR-075V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EDWARDS, H H SURVEY
Abstract 496 Tract 1A

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: 1948
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 03876608
Site Name: EDWARDS, H H SURVEY-1A
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,953
Percent Complete: 100%
Land Sqft^{*}: 33,105
Land Acres^{*}: 0.7600
Pool: Y

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

OWNER INFORMATION

Current Owner:
OWEN F WALTER
OWEN SHEILA A
Primary Owner Address:
3709 MOCKINGBIRD LN
FORT WORTH, TX 76109-1215

Deed Date: 9/26/1996
Deed Volume: 0012528
Deed Page: 0001950
Instrument: 00125280001950

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------|------------|----------------|-------------|-----------|
| LOURCEY WILLIAM M JR | 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 | \$53,416 | \$946,584 | \$1,000,000 | \$1,000,000 |
| 2024 | \$53,416 | \$946,584 | \$1,000,000 | \$1,000,000 |
| 2023 | \$53,416 | \$946,584 | \$1,000,000 | \$1,000,000 |
| 2022 | \$28,511 | \$946,489 | \$975,000 | \$975,000 |
| 2021 | \$28,511 | \$946,489 | \$975,000 | \$975,000 |
| 2020 | \$170,000 | \$770,000 | \$940,000 | \$940,000 |

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

- 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.