



**Address:** [9944 SPARROW HAWK LN](#)  
**City:** FORT WORTH  
**Georeference:** 13569A-13-12  
**Subdivision:** FALCON RIDGE  
**Neighborhood Code:** 2W300I

**Latitude:** 32.7682718883  
**Longitude:** -97.4929855783  
**TAD Map:** 2000-400  
**MAPSCO:** TAR-058U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FALCON RIDGE Block 13 Lot 12

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
WHITE SETTLEMENT ISD (920)

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$390,488

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

**Site Number:** 40840360

**Site Name:** FALCON RIDGE-13-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,315

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,247

**Land Acres<sup>\*</sup>:** 0.1204

**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:**

COCHRAN EMILY  
COCHRAN BYRON

**Primary Owner Address:**

9944 SPARROW HAWK LN  
FORT WORTH, TX 76108

**Deed Date:** 9/17/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214206427](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FEDERAL NATIONAL MORTGAGE ASSC	5/21/2014	<a href="#">D214108503</a>	0000000	0000000
CITIMORTGAGE INC	5/6/2014	<a href="#">D214095458</a>	0000000	0000000
MACMURRAY CHARLOTTE EST	4/27/2006	<a href="#">D206138830</a>	0000000	0000000
HMH LIFESTYLES LP	8/24/2005	<a href="#">D205255079</a>	0000000	0000000
SJ FALCON RIDGE DEVELOPMT LP	1/1/2005	0000000000000000	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	\$335,488	\$55,000	\$390,488	\$390,488
2024	\$335,488	\$55,000	\$390,488	\$371,949
2023	\$308,530	\$55,000	\$363,530	\$338,135
2022	\$267,395	\$40,000	\$307,395	\$307,395
2021	\$246,440	\$40,000	\$286,440	\$286,440
2020	\$238,318	\$40,000	\$278,318	\$278,318

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.