



Image not found or type unknown

**Address:** [7040 PECAN GLEN PL](#)  
**City:** FORT WORTH  
**Georeference:** 26351-12-11  
**Subdivision:** MOCKINGBIRD ESTATES ADDITION  
**Neighborhood Code:** 1B2000

**Latitude:** 32.7724530946  
**Longitude:** -97.2007274517  
**TAD Map:** 2090-400  
**MAPSCO:** TAR-066Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MOCKINGBIRD ESTATES  
ADDITION Block 12 Lot 11

**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)

**Site Number:** 800089754

**Site Name:** MOCKINGBIRD ESTATES ADDITION Block 12 Lot 11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,867

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1263

**Pool:** N

**State Code:** A

**Year Built:** 2023

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$489,100

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

<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:**

KARKI SUYOGYA  
UPRETI OJESH

**Primary Owner Address:**

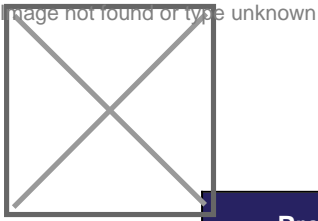
7040 PECAN GLEN PL  
FORT WORTH, TX 76120

**Deed Date:** 1/29/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224014842](#)



| Previous Owners      | Date      | Instrument                 | Deed Volume | Deed Page |
|----------------------|-----------|----------------------------|-------------|-----------|
| BRIGHTLAND HOMES LTD | 8/24/2023 | <a href="#">D223155709</a> |             |           |

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 | \$409,100          | \$80,000    | \$489,100    | \$489,100                    |
| 2024 | \$259,055          | \$80,000    | \$339,055    | \$339,055                    |
| 0    | \$0                | \$0         | \$0          | \$0                          |

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.