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Address: [7044 PECAN GLEN PL](#)
City: FORT WORTH
Georeference: 26351-12-12
Subdivision: MOCKINGBIRD ESTATES ADDITION
Neighborhood Code: 1B2000

Latitude: 32.7724504772
Longitude: -97.2005482384
TAD Map: 2090-400
MAPSCO: TAR-066Q



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

PROPERTY DATA

Legal Description: MOCKINGBIRD ESTATES
ADDITION Block 12 Lot 12

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: 800089764
Site Name: MOCKINGBIRD ESTATES ADDITION Block 12 Lot 12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,229
Percent Complete: 100%
Land Sqft^{*}: 6,576
Land Acres^{*}: 0.1510
Pool: N

State Code: A
Year Built: 2023
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$423,991
Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
ACHARYA BHASKAR
Primary Owner Address:
7044 PECAN GLEN PL
FORT WORTH, TX 76120

Deed Date: 1/30/2024
Deed Volume:
Deed Page:
Instrument: [D224016183](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRIGHTLAND HOMES LTD	8/24/2023	D223155709		



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	\$315,000	\$80,000	\$395,000	\$395,000
2024	\$217,756	\$80,000	\$297,756	\$297,756
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.