



**Address:** [352 BLUFF BRANCH WAY](#)  
**City:** FORT WORTH  
**Georeference:** 26351-15-2  
**Subdivision:** MOCKINGBIRD ESTATES ADDITION  
**Neighborhood Code:** 1B2000

**Latitude:** 32.7732362904  
**Longitude:** -97.2042661307  
**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 15 Lot 2

**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:** 800089822

**Site Name:** MOCKINGBIRD ESTATES ADDITION Block 15 Lot 2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,096

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,250

**Land Acres<sup>\*</sup>:** 0.1205

**Pool:** N

**State Code:** A

**Year Built:** 2024

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$517,826

**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:**

RIVERS-BAKER JOSHUA DIONTE

RIVERS-BAKER CATHY MARLENE

**Primary Owner Address:**

352 BLUFF BRANCH WAY

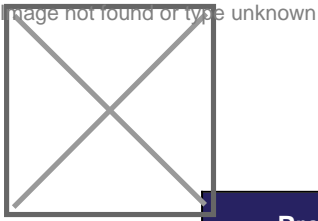
FORT WORTH, TX 76120

**Deed Date:** 5/30/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224096678](#)



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	\$437,826	\$80,000	\$517,826	\$517,826
2024	\$0	\$56,000	\$56,000	\$56,000
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.