



**Address:** [360 BLUFF BRANCH WAY](#)  
**City:** FORT WORTH  
**Georeference:** 26351-15-4  
**Subdivision:** MOCKINGBIRD ESTATES ADDITION  
**Neighborhood Code:** 1B2000

**Latitude:** 32.7729615951  
**Longitude:** -97.2042686808  
**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 4

**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:** 800089815  
**Site Name:** MOCKINGBIRD ESTATES ADDITION Block 15 Lot 4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,504  
**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:** \$445,711  
**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:**  
ADHIKARI JYOTI  
**Primary Owner Address:**  
360 BLUFF BRANCH WAY  
FORT WORTH, TX 76120

**Deed Date:** 9/25/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224171487](#)

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	\$365,711	\$80,000	\$445,711	\$445,711
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

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.