



Address: [361 BLUFF BRANCH WAY](#)
City: FORT WORTH
Georeference: 26351-16-8
Subdivision: MOCKINGBIRD ESTATES ADDITION
Neighborhood Code: 1B2000

Latitude: 32.7730047508
Longitude: -97.2037410609
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 16 Lot 8

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: 800089831
Site Name: MOCKINGBIRD ESTATES ADDITION Block 16 Lot 8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,152
Percent Complete: 100%
Land Sqft^{*}: 5,000
Land Acres^{*}: 0.1148
Pool: N

State Code: A
Year Built: 2024
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$524,008
Protest Deadline Date: 5/15/2025

⁺⁺⁺ Rounded.

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

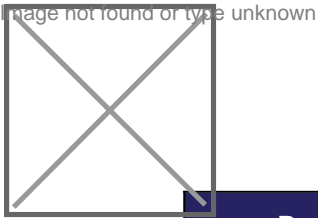
OWNER INFORMATION

Current Owner:

BEERS ANDREW PHILLIP
REDMAN CECILY JEAN

Primary Owner Address:
361 BLUFF BRANCH WAY
FORT WORTH, TX 76120

Deed Date: 12/24/2024
Deed Volume:
Deed Page:
Instrument: [D224230486](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PULTE HOMES OF TEXAS LP	7/12/2024	D224125855		

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	\$444,008	\$80,000	\$524,008	\$524,008
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.