



Address: [353 BLUFF BRANCH WAY](#)
City: FORT WORTH
Georeference: 26351-16-10
Subdivision: MOCKINGBIRD ESTATES ADDITION
Neighborhood Code: 1B2000

Latitude: 32.7732804974
Longitude: -97.2037340073
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 10

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: 800089833

Site Name: MOCKINGBIRD ESTATES ADDITION Block 16 Lot 10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,051

Percent Complete: 100%

Land Sqft^{*}: 5,356

Land Acres^{*}: 0.1230

Pool: N

State Code: A

Year Built: 2024

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$512,127

Protest Deadline Date: 7/12/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

NAPIT DIKEN
NEUPANE ANKIT

Primary Owner Address:

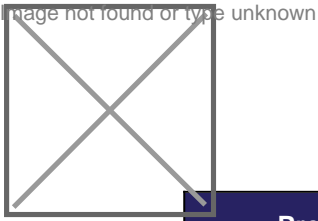
353 BLUFF BRANCH WAY
FORT WORTH, TX 76120

Deed Date: 12/27/2024

Deed Volume:

Deed Page:

Instrument: [D224232659](#)



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	\$432,127	\$80,000	\$512,127	\$512,127
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.