



**Address:** [1225 MOCKINGBIRD DR](#)  
**City:** GRAPEVINE  
**Georeference:** 36815-1-10  
**Subdivision:** RUSSWOOD ESTATES  
**Neighborhood Code:** 3G020T

**Latitude:** 32.9622777597  
**Longitude:** -97.0879246461  
**TAD Map:** 2126-468  
**MAPSCO:** TAR-013Y



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

## PROPERTY DATA

**Legal Description:** RUSSWOOD ESTATES Block 1  
Lot 10

**Jurisdictions:**

- CITY OF GRAPEVINE (011)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** A

**Year Built:** 1978

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 02579251

**Site Name:** RUSSWOOD ESTATES-1-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,308

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,403

**Land Acres<sup>\*</sup>:** 0.2617

**Pool:** N

<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:**

CANNEY AMIR  
CANNEY BEHSHAD

**Primary Owner Address:**

1225 MOCKINGBIRD DR  
GRAPEVINE, TX 76051

**Deed Date:** 3/30/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221190259](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ESCALANTE JASMINE Q;ESCALANTE JOSHUA C	2/28/2019	<a href="#">D219042121</a>		
ZIMMERMAN NANCY J;ZIMMERMAN SCOTT	3/2/2015	<a href="#">D215043623</a>		
HEATH JONATHAN	9/20/2012	<a href="#">D212234861</a>	0000000	0000000
TEMPLETON JEANNIE ELAINE	4/29/2011	00000000000000	0000000	0000000
TEMPLETON JEAN;TEMPLETON JOSEPH SR	1/7/1986	000842000000033	0008420	0000033
GILLETTE JOHN R	12/31/1900	00000000000000	0000000	0000000

**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	\$0	\$0	\$0	\$0
2024	\$400,308	\$100,000	\$500,308	\$500,308
2023	\$405,000	\$70,000	\$475,000	\$475,000
2022	\$359,710	\$55,000	\$414,710	\$414,710
2021	\$306,209	\$55,000	\$361,209	\$361,209
2020	\$308,803	\$55,000	\$363,803	\$363,803

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.