



**Address:** [2316 MOCKINGBIRD DR](#)  
**City:** GRAPEVINE  
**Georeference:** 36815-1-34  
**Subdivision:** RUSSWOOD ESTATES  
**Neighborhood Code:** 3G020T

**Latitude:** 32.9629664006  
**Longitude:** -97.0821109594  
**TAD Map:** 2126-468  
**MAPSCO:** TAR-013Z



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

## PROPERTY DATA

**Legal Description:** RUSSWOOD ESTATES Block 1  
Lot 34

**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:** 1979

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02579510

**Site Name:** RUSSWOOD ESTATES-1-34

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,117

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,076

**Land Acres<sup>\*</sup>:** 0.2772

**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:**  
NAPOLITANO NANCY STARK TRUST OF 2002  
**Primary Owner Address:**  
2316 MOCKINGBIRD DR  
GRAPEVINE, TX 76051

**Deed Date:** 1/31/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219021203](#)

| Previous Owners       | Date       | Instrument     | Deed Volume | Deed Page |
|-----------------------|------------|----------------|-------------|-----------|
| REAVES MARK D         | 3/28/2000  | 00142780000041 | 0014278     | 0000041   |
| REICH JEROME CHA JR   | 1/27/1997  | 00126620000917 | 0012662     | 0000917   |
| ENGHOLM CONNIE L ETAL | 3/1/1996   | 00122870000280 | 0012287     | 0000280   |
| ENGHOLM TIM L         | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$0                | \$0         | \$0          | \$0                          |
| 2024 | \$338,660          | \$100,000   | \$438,660    | \$438,660                    |
| 2023 | \$430,587          | \$70,000    | \$500,587    | \$421,739                    |
| 2022 | \$328,399          | \$55,000    | \$383,399    | \$383,399                    |
| 2021 | \$299,771          | \$55,000    | \$354,771    | \$354,771                    |
| 2020 | \$302,290          | \$55,000    | \$357,290    | \$357,290                    |

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.