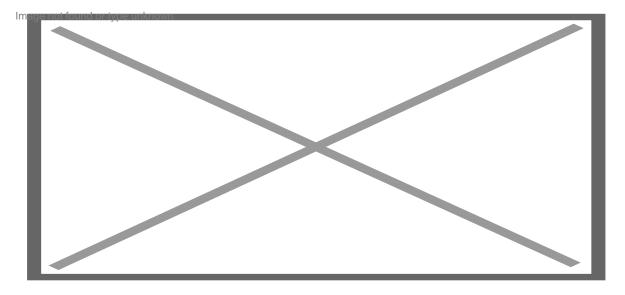


# Tarrant Appraisal District Property Information | PDF Account Number: 02579561

### Address: 2346 MOCKINGBIRD DR

City: GRAPEVINE Georeference: 36815-1-39 Subdivision: RUSSWOOD ESTATES Neighborhood Code: 3G020T Latitude: 32.9640497081 Longitude: -97.0821135699 TAD Map: 2126-472 MAPSCO: TAR-013Z





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

## PROPERTY DATA

Legal Description: RUSSWOOD ESTATES Block 1 Lot 39

### Jurisdictions:

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

State Code: A

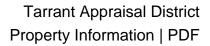
Year Built: 1979 Personal Property Account: N/A

Agent: None Protest Deadline Date: 5/15/2025 Site Number: 02579561 Site Name: RUSSWOOD ESTATES-1-39 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,117 Percent Complete: 100% Land Sqft\*: 11,585 Land Acres\*: 0.2659 Pool: N

#### +++ Rounded.

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

# **OWNER INFORMATION**





PALLETT CYNTHIA E Primary Owner Address:

2346 MOCKINGBIRD DR GRAPEVINE, TX 76051 Deed Date: 7/27/2017 Deed Volume: Deed Page: Instrument: D217179238

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PALLETT FREDDY	8/27/1998	00133950000033	0013395	0000033
PERKINS CYNTHIA;PERKINS JOHN L	10/27/1989	00097710001955	0009771	0001955
FORTUNE KATHLEEN;FORTUNE RONALD L	5/2/1986	00085340000767	0008534	0000767
STANFORD JAMES R;STANFORD SHERREN	3/7/1984	00077680001497	0007768	0001497
ROBERT D BARTELL	12/31/1900	000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$342,050	\$100,000	\$442,050	\$442,050
2023	\$421,431	\$70,000	\$491,431	\$423,410
2022	\$329,918	\$55,000	\$384,918	\$384,918
2021	\$301,568	\$55,000	\$356,568	\$356,568
2020	\$306,190	\$55,000	\$361,190	\$328,261

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.