



**Address:** [10209 CANARY LN](#)  
**City:** FORT WORTH  
**Georeference:** 26358--4  
**Subdivision:** MOCKINGBIRD HILL  
**Neighborhood Code:** 3K300V

**Latitude:** 32.922941882  
**Longitude:** -97.2805245743  
**TAD Map:** 2066-456  
**MAPSCO:** TAR-022T



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

## PROPERTY DATA

**Legal Description:** MOCKINGBIRD HILL Lot 4

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KELLER ISD (907)

**State Code:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

+++ Rounded.

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

**Site Number:** 04422295

**Site Name:** MOCKINGBIRD HILL-4

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 23,717

**Land Acres<sup>\*</sup>:** 0.5444

**Pool:** N

## OWNER INFORMATION

**Current Owner:**



PHAN VINH K

PHAN JENNIFER THANH HOA-THI

**Primary Owner Address:**

3602 SILKWOOD TRL  
ARLINGTON, TX 76016

**Deed Date:** 1/16/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225008428](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAYCEDO JUAN SEBASTIAN	6/14/2024	<a href="#">D224108374</a>		
HILL CHARLOTTE R	6/14/2024	<a href="#">D224108372</a>		
HILL CHARLOTTE R;HILL DAVID B	5/19/1994	00115920001398	0011592	0001398
HENDRICK JIMMY A	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	\$0	\$81,675	\$81,675	\$81,675
2023	\$0	\$81,675	\$81,675	\$81,675
2022	\$0	\$43,560	\$43,560	\$43,560
2021	\$0	\$43,560	\$43,560	\$43,560
2020	\$0	\$35,000	\$35,000	\$35,000

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.