



**Address:** [10208 CANARY LN](#)  
**City:** FORT WORTH  
**Georeference:** 26358--8  
**Subdivision:** MOCKINGBIRD HILL  
**Neighborhood Code:** 3K300V

**Latitude:** 32.9222082587  
**Longitude:** -97.2808074821  
**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 8

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2019

**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:** 04422333

**Site Name:** MOCKINGBIRD HILL-8

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

**Parcels:** 1

**Approximate Size+++:** 2,803

**Percent Complete:** 100%

**Land Sqft\*:** 31,741

**Land Acres\*:** 0.7286

**Pool:** Y

## OWNER INFORMATION

**Current Owner:**



~~SIMON JESSE~~  
SIMON ASHLEY R  
**Primary Owner Address:**  
10208 CANARY LN  
KELLER, TX 76244

**Deed Date:** 11/20/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218258050](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRANDON DONNICE F;BRANDON JOHN W	3/5/2014	<a href="#">D214045535</a>	0000000	0000000
HUTCHISON CHEVIN;HUTCHISON KIMBERL	4/29/2005	<a href="#">D205126210</a>	0000000	0000000
ANDERSON LARRY A	5/8/1996	00123670001485	0012367	0001485
TURNER LEO	3/20/1996	00123040000955	0012304	0000955
HENDRICK JIMMY A	4/6/1989	00000000000000	0000000	0000000
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	\$521,556	\$109,305	\$630,861	\$434,006
2023	\$370,938	\$109,305	\$480,243	\$394,551
2022	\$300,387	\$58,296	\$358,683	\$358,683
2021	\$244,088	\$58,296	\$302,384	\$302,384
2020	\$305,519	\$35,000	\$340,519	\$340,519

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.