



Address: [10212 CANARY LN](#)
City: FORT WORTH
Georeference: 26358--9
Subdivision: MOCKINGBIRD HILL
Neighborhood Code: 3K300V

Latitude: 32.9222063808
Longitude: -97.2803591011
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 9

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: 2021

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

+++ Rounded.

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

Site Number: 04422341

Site Name: MOCKINGBIRD HILL-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,857

Percent Complete: 100%

Land Sqft*: 28,063

Land Acres*: 0.6442

Pool: N

OWNER INFORMATION

Current Owner:



BIGLER FAMILY TRUST

Primary Owner Address:

9920 BROILES LN
KELLER, TX 76244

Deed Date: 7/19/2019

Deed Volume:

Deed Page:

Instrument: [D219158236](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WARD BELINDA SMITH;WARD STEVEN L	5/17/1996	00123710001736	0012371	0001736
TURNER LEO	3/20/1996	00123040000955	0012304	0000955
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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$443,073	\$96,630	\$539,703	\$539,703
2023	\$509,760	\$96,630	\$606,390	\$606,390
2022	\$394,190	\$51,536	\$445,726	\$445,726
2021	\$26,250	\$51,536	\$77,786	\$77,786
2020	\$26,438	\$35,000	\$61,438	\$61,438

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.