



LOCATION

Address: [10400 MORNING DEW ST](#)

City: FORT WORTH

Georeference: 7087-16-1

Subdivision: CHAPEL CREEK RANCH ADDITION

Neighborhood Code: 2W300N

Latitude: 32.7409664582

Longitude: -97.5080247276

TAD Map: 1994-388

MAPSCO: TAR-072E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CHAPEL CREEK RANCH
ADDITION Block 16 Lot 1

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1996

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06203418

Site Name: CHAPEL CREEK RANCH ADDITION-16-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,422

Percent Complete: 100%

Land Sqft^{*}: 6,654

Land Acres^{*}: 0.1527

Pool: N

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

JANNESEN TRUST

Primary Owner Address:

4157 LIMERICK DR
LAKE WALES, FL 33859

Deed Date: 5/12/2016

Deed Volume:

Deed Page:

Instrument: [D216110198](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JANNESSEN ROSS A;JANNESSEN YVONNE L	5/18/2011	D211130846	0000000	0000000
WILSON PROPERTIES PRTNSHP	7/7/2010	D210164560	0000000	0000000
SECRETARY OF HUD	3/9/2010	D210082909	0000000	0000000
CITIMORTGAGE INC	3/2/2010	D210051413	0000000	0000000
SVOBODA BILLIE M ETAL	10/6/2009	D209286912	0000000	0000000
JONES RON	7/15/2005	D205210108	0000000	0000000
SIMONIS DONNA L	7/24/1996	00124550001805	0012455	0001805
CHOICE HOMES TEXAS INC	4/18/1996	00123370002124	0012337	0002124
ZLB PARTNERS INC	9/26/1995	00121180000645	0012118	0000645
DURABLE INC PROFIT SHARE PLAN	12/8/1992	00108720000807	0010872	0000807
WALTERS THEODORE M	1/15/1992	00105060001950	0010506	0001950
WESTINGHOUSE CREDIT CORP	12/5/1989	00097810002235	0009781	0002235
C C R JV #1	1/1/1987	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	\$214,008	\$50,000	\$264,008	\$264,008
2023	\$223,000	\$50,000	\$273,000	\$273,000
2022	\$190,000	\$35,000	\$225,000	\$225,000
2021	\$149,402	\$35,000	\$184,402	\$184,402
2020	\$121,604	\$35,000	\$156,604	\$156,604

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.