

## LOCATION

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**Address:** [4417 MORNING SONG DR](#)

**City:** FORT WORTH

**Georeference:** 35034-11-24

**Subdivision:** ROLLING MEADOWS - FORT WORTH

**Neighborhood Code:** 3K600N

**Latitude:** 32.9684266049

**Longitude:** -97.263768017

**TAD Map:** 2072-472

**MAPSCO:** TAR-008V



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** ROLLING MEADOWS - FORT WORTH Block 11 Lot 24

**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:** 2006

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40507327

**Site Name:** ROLLING MEADOWS - FORT WORTH-11-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,954

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,969

**Land Acres<sup>\*</sup>:** 0.1599

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

CAMPBELL PATRICK N

CAMPBELL CHLOE C

**Primary Owner Address:**

4417 MORNING SONG DR

FORT WORTH, TX 76244

**Deed Date:** 9/28/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222238664](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SZAFRAN JOSHUA	12/8/2019	<a href="#">D219288545</a>		
SZAFRAN JOSHUA	2/4/2015	<a href="#">D215026425</a>		
BRODIE ANTONIO SR;BRODIE BARBET	9/19/2007	<a href="#">D207338501</a>	0000000	0000000
GREEN BELEN;GREEN DAMON	12/22/2006	<a href="#">D206409046</a>	0000000	0000000
MHI PARTNERSHIP LTD	10/6/2005	<a href="#">D205306132</a>	0000000	0000000
JLK LAND LTD	8/18/2005	000000000000000	0000000	0000000
WOODHAVEN PARTNERS LTD	8/17/2005	<a href="#">D205256462</a>	0000000	0000000
JLK LAND LTD	1/1/2004	000000000000000	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	\$391,273	\$65,000	\$456,273	\$456,273
2023	\$372,475	\$65,000	\$437,475	\$437,475
2022	\$280,991	\$55,000	\$335,991	\$308,550
2021	\$239,974	\$55,000	\$294,974	\$280,500
2020	\$200,000	\$55,000	\$255,000	\$255,000

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

- 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.