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Address: [7948 MORNING LN](#)
City: FORT WORTH
Georeference: 40671-2-25
Subdivision: SUMMER CREEK ADDITION
Neighborhood Code: 4S004K

Latitude: 32.6271374226
Longitude: -97.4037298847
TAD Map: 2024-348
MAPSCO: TAR-103J



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

PROPERTY DATA

Legal Description: SUMMER CREEK ADDITION
Block 2 Lot 25

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A

Year Built: 1988

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$381,368

Protest Deadline Date: 5/24/2024

Site Number: 06039618
Site Name: SUMMER CREEK ADDITION-2-25
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,879
Percent Complete: 100%
Land Sqft^{*}: 8,640
Land Acres^{*}: 0.1983
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:
THE LESCHBER LIVING TRUST
Primary Owner Address:
7948 MORNING LN
FORT WORTH, TX 76123

Deed Date: 4/18/2023
Deed Volume:
Deed Page:
Instrument: [D223065387](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LESCHBER ERVIN;LESCHBER JUDY	1/20/1989	00094980001954	0009498	0001954
PERRY HOME CONTRACTORS INC	6/17/1988	00093030000482	0009303	0000482
MURRAY DEVELOPMENT CO	1/1/1986	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	\$311,368	\$70,000	\$381,368	\$381,368
2024	\$311,368	\$70,000	\$381,368	\$362,441
2023	\$324,119	\$70,000	\$394,119	\$329,492
2022	\$257,754	\$60,000	\$317,754	\$299,538
2021	\$212,307	\$60,000	\$272,307	\$272,307
2020	\$189,457	\$60,000	\$249,457	\$249,457

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.