



Address: [7940 MORNING LN](#)
City: FORT WORTH
Georeference: 40671-2-27
Subdivision: SUMMER CREEK ADDITION
Neighborhood Code: 4S004K

Latitude: 32.627252791
Longitude: -97.4032777096
TAD Map: 2024-348
MAPSCO: TAR-103J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUMMER CREEK ADDITION
Block 2 Lot 27

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: \$479,577
Protest Deadline Date: 5/24/2024

Site Number: 06039634
Site Name: SUMMER CREEK ADDITION-2-27
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,934
Percent Complete: 100%
Land Sqft^{*}: 9,000
Land Acres^{*}: 0.2066
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:
MOUW MICHAEL J
Primary Owner Address:
7940 MORNING LN
FORT WORTH, TX 76123

Deed Date: 2/14/2020
Deed Volume:
Deed Page:
Instrument: [D220036276](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KILMAIN CHARLES J	10/9/2012	D212281037	0000000	0000000
KILMAIN CHARLES J;KILMAIN LISA	11/16/1992	00108580001058	0010858	0001058
KENNEDY MARTHA;KENNEDY WARREN W	10/28/1988	00094240002308	0009424	0002308
PERRY HOME CONTRACTORS INC	5/17/1988	00092740001092	0009274	0001092
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	\$409,577	\$70,000	\$479,577	\$433,158
2024	\$409,577	\$70,000	\$479,577	\$393,780
2023	\$371,418	\$70,000	\$441,418	\$357,982
2022	\$338,403	\$60,000	\$398,403	\$325,438
2021	\$235,853	\$60,000	\$295,853	\$295,853
2020	\$235,853	\$60,000	\$295,853	\$295,853

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.