



Address: [8025 MORNING LN](#)
City: FORT WORTH
Georeference: 40671-6-2
Subdivision: SUMMER CREEK ADDITION
Neighborhood Code: 4S004K

Latitude: 32.625038533
Longitude: -97.4054479886
TAD Map: 2024-348
MAPSCO: TAR-102R



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 6 Lot 2

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: 1987
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$370,865
Protest Deadline Date: 5/24/2024

Site Number: 06040403
Site Name: SUMMER CREEK ADDITION-6-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,794
Percent Complete: 100%
Land Sqft^{*}: 8,400
Land Acres^{*}: 0.1928
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:
MARY PSTRAK RUNYAN LIVING TRUST
Primary Owner Address:
8025 MORNING LN
FORT WORTH, TX 76123

Deed Date: 5/18/2022
Deed Volume:
Deed Page:
Instrument: [D222128536](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUNYAN MARY ELLA	5/25/2004	D204178877	0000000	0000000
RUNYAN MARY P;RUNYAN MICHAEL F	1/28/1988	00091800000503	0009180	0000503
PERRY HOME CONTRACTORS INC	10/13/1987	00091030000819	0009103	0000819
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	\$300,865	\$70,000	\$370,865	\$370,865
2024	\$300,865	\$70,000	\$370,865	\$352,920
2023	\$313,207	\$70,000	\$383,207	\$320,836
2022	\$249,075	\$60,000	\$309,075	\$291,669
2021	\$205,154	\$60,000	\$265,154	\$265,154
2020	\$183,076	\$60,000	\$243,076	\$243,076

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.