



Address: [7965 MORNING LN](#)
City: FORT WORTH
Georeference: 40671-6-10
Subdivision: SUMMER CREEK ADDITION
Neighborhood Code: 4S004K

Latitude: 32.626375416
Longitude: -97.4045726678
TAD Map: 2024-348
MAPSCO: TAR-102M



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 10
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: OCONNOR & ASSOCIATES (00436)
Protest Deadline Date: 5/24/2024

Site Number: 06040500
Site Name: SUMMER CREEK ADDITION-6-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,131
Percent Complete: 100%
Land Sqft^{*}: 8,667
Land Acres^{*}: 0.1989
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:
COFFED LIVING TRUST
Primary Owner Address:
7965 MORNING LN
FORT WORTH, TX 76123-1925
Deed Date: 4/7/2020
Deed Volume:
Deed Page:
Instrument: [D220080494](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|------------|----------------|-------------|-----------|
| COFFED ERIN C;COFFED STEVEN J | 7/20/1989 | 00096550001070 | 0009655 | 0001070 |
| STEWART CALISTA;STEWART MICHAEL | 3/18/1988 | 00092230000873 | 0009223 | 0000873 |
| PERRY HOME CONTRACTORS INC | 11/24/1987 | 00091300001941 | 0009130 | 0001941 |
| 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 | \$263,403 | \$70,000 | \$333,403 | \$333,403 |
| 2024 | \$300,448 | \$70,000 | \$370,448 | \$370,448 |
| 2023 | \$344,845 | \$70,000 | \$414,845 | \$343,644 |
| 2022 | \$274,087 | \$60,000 | \$334,087 | \$312,404 |
| 2021 | \$224,004 | \$60,000 | \$284,004 | \$284,004 |
| 2020 | \$201,263 | \$60,000 | \$261,263 | \$261,263 |

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.