



**Address:** [10400 MORNING DEW ST](#)  
**City:** FORT WORTH  
**Georeference:** 7087-16-1  
**Subdivision:** CHAPEL CREEK RANCH ADDITION  
**Neighborhood Code:** 2W300N

**Latitude:** 32.7409664582  
**Longitude:** -97.5080247276  
**TAD Map:** 1994-388  
**MAPSCO:** TAR-072E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CHAPEL CREEK RANCH  
ADDITION Block 16 Lot 1

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1996

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (0088) N

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06203418

**Site Name:** CHAPEL CREEK RANCH ADDITION-16-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,422

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,654

**Land Acres<sup>\*</sup>:** 0.1527

**Pool:**

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**

JANNESEN TRUST

**Primary Owner Address:**

4157 LIMERICK DR  
LAKE WALES, FL 33859

**Deed Date:** 5/12/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216110198](#)

| Previous Owners                     | Date      | Instrument                 | Deed Volume | Deed Page |
|-------------------------------------|-----------|----------------------------|-------------|-----------|
| JANNESSEN ROSS A;JANNESSEN YVONNE L | 5/18/2011 | <a href="#">D211130846</a> | 0000000     | 0000000   |
| WILSON PROPERTIES PRTNSHP           | 7/7/2010  | <a href="#">D210164560</a> | 0000000     | 0000000   |
| SECRETARY OF HUD                    | 3/9/2010  | <a href="#">D210082909</a> | 0000000     | 0000000   |
| CITIMORTGAGE INC                    | 3/2/2010  | <a href="#">D210051413</a> | 0000000     | 0000000   |
| SVOBODA BILLIE M ETAL               | 10/6/2009 | <a href="#">D209286912</a> | 0000000     | 0000000   |
| JONES RON                           | 7/15/2005 | <a href="#">D205210108</a> | 0000000     | 0000000   |
| SIMONIS DONNA L                     | 7/24/1996 | 00124550001805             | 0012455     | 0001805   |
| CHOICE HOMES TEXAS INC              | 4/18/1996 | 00123370002124             | 0012337     | 0002124   |
| ZLB PARTNERS INC                    | 9/26/1995 | 00121180000645             | 0012118     | 0000645   |
| DURABLE INC PROFIT SHARE PLAN       | 12/8/1992 | 00108720000807             | 0010872     | 0000807   |
| WALTERS THEODORE M                  | 1/15/1992 | 00105060001950             | 0010506     | 0001950   |
| WESTINGHOUSE CREDIT CORP            | 12/5/1989 | 00097810002235             | 0009781     | 0002235   |
| C C R JV #1                         | 1/1/1987  | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$168,110          | \$50,000    | \$218,110    | \$218,110                    |
| 2024 | \$214,008          | \$50,000    | \$264,008    | \$264,008                    |
| 2023 | \$223,000          | \$50,000    | \$273,000    | \$273,000                    |
| 2022 | \$190,000          | \$35,000    | \$225,000    | \$225,000                    |
| 2021 | \$149,402          | \$35,000    | \$184,402    | \$184,402                    |
| 2020 | \$121,604          | \$35,000    | \$156,604    | \$156,604                    |

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

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There are no exemptions for this property

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.