



**Address:** [10421 MORNING DEW ST](#)  
**City:** FORT WORTH  
**Georeference:** 7087-17-20  
**Subdivision:** CHAPEL CREEK RANCH ADDITION  
**Neighborhood Code:** 2W300N

**Latitude:** 32.7405734121  
**Longitude:** -97.508838325  
**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 17 Lot 20

**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:** 1997

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 06203906

**Site Name:** CHAPEL CREEK RANCH ADDITION-17-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,609

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,300

**Land Acres<sup>\*</sup>:** 0.1216

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

HILL JASON L

**Primary Owner Address:**

107 REGAL RDG  
ALEDO, TX 76008

**Deed Date:** 6/11/2004

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D204193696](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAPMAN DAVID W	9/13/2002	00160120000188	0016012	0000188
DIAL CONSTANCE A;DIAL JACK	7/31/1997	00128570000388	0012857	0000388
CHOICE HOMES-TEXAS INC	5/1/1997	00127540000300	0012754	0000300
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	\$212,428	\$50,000	\$262,428	\$262,428
2024	\$212,428	\$50,000	\$262,428	\$262,428
2023	\$243,652	\$50,000	\$293,652	\$293,652
2022	\$218,099	\$35,000	\$253,099	\$253,099
2021	\$159,015	\$35,000	\$194,015	\$194,015
2020	\$130,309	\$35,000	\$165,309	\$165,309

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

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.