



Address: [10417 MORNING DEW ST](#)
City: FORT WORTH
Georeference: 7087-17-21
Subdivision: CHAPEL CREEK RANCH ADDITION
Neighborhood Code: 2W300N

Latitude: 32.7405733362
Longitude: -97.5086580312
TAD Map: 1994-388
MAPSCO: TAR-072E



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

PROPERTY DATA

Legal Description: CHAPEL CREEK RANCH
ADDITION Block 17 Lot 21

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: None

Protest Deadline Date: 5/24/2024

Site Number: 06203914

Site Name: CHAPEL CREEK RANCH ADDITION-17-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,785

Percent Complete: 100%

Land Sqft^{*}: 5,300

Land Acres^{*}: 0.1216

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:

MATA NATHANIEL T
PARNELL CHRISTINA M

Primary Owner Address:
10417 MORNING DEW ST
FORT WORTH, TX 76108

Deed Date: 7/12/2022

Deed Volume:

Deed Page:

Instrument: [D222176104](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|------------|----------------------------|-------------|-----------|
| CARAVEO-PALMINO JESUS OMAR | 7/22/2014 | D214159865 | | |
| KIMBRELL SHARON K | 12/15/2008 | D208458147 | 0000000 | 0000000 |
| COURTNEY ROBERT G | 6/15/2005 | D205230409 | 0000000 | 0000000 |
| COURTNEY RITA;COURTNEY ROBERT G | 8/23/1996 | 00124890001249 | 0012489 | 0001249 |
| CHOICE HOMES TEXAS INC | 6/13/1996 | 00124040000572 | 0012404 | 0000572 |
| 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$249,500 | \$50,000 | \$299,500 | \$299,500 |
| 2024 | \$268,214 | \$50,000 | \$318,214 | \$318,214 |
| 2023 | \$264,680 | \$50,000 | \$314,680 | \$314,680 |
| 2022 | \$252,900 | \$35,000 | \$287,900 | \$211,200 |
| 2021 | \$157,000 | \$35,000 | \$192,000 | \$192,000 |
| 2020 | \$157,000 | \$35,000 | \$192,000 | \$192,000 |

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)

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Tarrant Appraisal District Property Information | PDF

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.