



**Address:** [10409 MORNING DEW ST](#)  
**City:** FORT WORTH  
**Georeference:** 7087-17-23  
**Subdivision:** CHAPEL CREEK RANCH ADDITION  
**Neighborhood Code:** 2W300N

**Latitude:** 32.7405647675  
**Longitude:** -97.5083184417  
**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 23

**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:** 1990

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$319,311

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

**Site Number:** 06203930

**Site Name:** CHAPEL CREEK RANCH ADDITION-17-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,935

**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:**

JINKS TIM S  
JINKS VICKI

**Primary Owner Address:**

10409 MORNING DEW ST  
FORT WORTH, TX 76108-4923

**Deed Date:** 11/15/2001

**Deed Volume:** 0015301

**Deed Page:** 0000122

**Instrument:** 00153010000122

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ERHART FRANK E;ERHART GINA M	8/26/1994	00117170000725	0011717	0000725
KELSCH WANDA;KELSCH WILLIAM	6/28/1990	00099750000526	0009975	0000526
DURABLE HOMES INC	5/29/1990	00099460000706	0009946	0000706
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	\$269,311	\$50,000	\$319,311	\$284,458
2024	\$269,311	\$50,000	\$319,311	\$258,598
2023	\$282,320	\$50,000	\$332,320	\$235,089
2022	\$224,101	\$35,000	\$259,101	\$213,717
2021	\$190,883	\$35,000	\$225,883	\$194,288
2020	\$182,135	\$35,000	\$217,135	\$176,625

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.