



**Address:** [317 COOKS LN](#)  
**City:** FORT WORTH  
**Georeference:** 26753-1-1  
**Subdivision:** MORNING GLORY HILL ADDN  
**Neighborhood Code:** 1B200A

**Latitude:** 32.7761530345  
**Longitude:** -97.1859339479  
**TAD Map:** 2096-400  
**MAPSCO:** TAR-067N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MORNING GLORY HILL ADDN  
Block 1 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:** 1999

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$587,200

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

**Site Number:** 06993761

**Site Name:** MORNING GLORY HILL ADDN-1-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,268

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 118,004

**Land Acres<sup>\*</sup>:** 2.7090

**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:**

RODGERS STEPHANIE N  
RODGERS BRET COLEMAN

**Primary Owner Address:**

317 COOKS LN  
FORT WORTH, TX 76120

**Deed Date:** 2/24/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220085193](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHASE STEPHANIE N	11/12/2015	<a href="#">D215255936</a>		
HOVDE HAROLD	1/3/2014	<a href="#">D214002962</a>	0000000	0000000
HOVDE HAROLD DEAN	6/15/2013	000000000000000	0000000	0000000
HOVDE CONNIE EST;HOVDE HAROLD	2/22/2000	001422200000094	0014222	0000094
BROOKS HOMES INC	9/24/1999	001406800000021	0014068	0000021
HOVDE CONNIE;HOVDE HAROLD	1/1/1996	000000000000000	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	\$329,845	\$257,355	\$587,200	\$453,134
2024	\$329,845	\$257,355	\$587,200	\$411,940
2023	\$307,470	\$257,355	\$564,825	\$374,491
2022	\$235,560	\$189,630	\$425,190	\$340,446
2021	\$214,681	\$94,815	\$309,496	\$309,496
2020	\$199,122	\$94,815	\$293,937	\$293,937

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.