



Address: [301 COOKS LN](#)
City: FORT WORTH
Georeference: 26753-1-3
Subdivision: MORNING GLORY HILL ADDN
Neighborhood Code: 1B200A

Latitude: 32.7778609153
Longitude: -97.1857609404
TAD Map: 2096-404
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 3

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: 2001

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$853,052

Protest Deadline Date: 5/24/2024

Site Number: 07707789

Site Name: MORNING GLORY HILL ADDN-1-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,956

Percent Complete: 100%

Land Sqft^{*}: 255,218

Land Acres^{*}: 5.8590

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

GARCIA LEODEGARIO
FLORES MARIA M

Primary Owner Address:

301 COOKS LN
WILLOW PARK, TX 76087

Deed Date: 1/26/2021

Deed Volume:

Deed Page:

Instrument: [D221023188](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KELLY DANIEL J	3/28/2016	D216063043		
LISTON BARBARA;LISTON RICHARD	1/1/2000	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 ⁺
2025	\$453,692	\$399,360	\$853,052	\$853,052
2024	\$453,692	\$399,360	\$853,052	\$777,638
2023	\$426,202	\$399,360	\$825,562	\$706,944
2022	\$332,611	\$310,065	\$642,676	\$642,676
2021	\$291,976	\$205,065	\$497,041	\$497,041
2020	\$261,627	\$205,065	\$466,692	\$466,692

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.