



**Address:** [2511 MORNINGSTAR LN](#)  
**City:** ARLINGTON  
**Georeference:** 13572F-N-4  
**Subdivision:** FANNIN FARM WEST ADDITION  
**Neighborhood Code:** 1M100F

**Latitude:** 32.635711981  
**Longitude:** -97.1484675273  
**TAD Map:** 2108-352  
**MAPSCO:** TAR-110E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FANNIN FARM WEST  
ADDITION Block N Lot 4

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00320R)

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

**Site Number:** 40120406

**Site Name:** FANNIN FARM WEST ADDITION-N-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,132

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,721

**Land Acres<sup>\*</sup>:** 0.1542

**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:**

AMH 2015-1 BORROWER LP

**Primary Owner Address:**

30601 AGOURA RD STE 2001  
AGOURA HILLS, CA 91301

**Deed Date:** 6/19/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218135104](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMH 2014-1 BORROWER LLC	5/21/2014	<a href="#">D214108141</a>	0000000	0000000
AH4RI TX DFW LLC	5/16/2014	<a href="#">D214101977</a>	0000000	0000000
AH4R-TX LLC	1/22/2013	<a href="#">D213018235</a>	0000000	0000000
AH4R-TX2 LLC	8/7/2012	<a href="#">D21297787</a>	0000000	0000000
BAIZE JODY	7/2/2004	<a href="#">D204214261</a>	0000000	0000000
WEEKLEY HOMES LP	4/6/2004	<a href="#">D204104608</a>	0000000	0000000
DALMAC-SHELTON FANNIN FMS LTD	1/1/2002	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	\$262,665	\$65,000	\$327,665	\$327,665
2024	\$297,758	\$65,000	\$362,758	\$362,758
2023	\$287,529	\$65,000	\$352,529	\$352,529
2022	\$255,898	\$55,000	\$310,898	\$310,898
2021	\$217,903	\$55,000	\$272,903	\$272,903
2020	\$201,340	\$55,000	\$256,340	\$256,340

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.