



**Address:** [2503 MORNINGSTAR LN](#)  
**City:** ARLINGTON  
**Georeference:** 13572F-N-8  
**Subdivision:** FANNIN FARM WEST ADDITION  
**Neighborhood Code:** 1M100F

**Latitude:** 32.6357075677  
**Longitude:** -97.1476726894  
**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 8

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40120449

**Site Name:** FANNIN FARM WEST ADDITION-N-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,857

**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:**

FLORES JESSICA

**Primary Owner Address:**

2503 MORNINGSTAR LN  
ARLINGTON, TX 76001-5540

**Deed Date:** 7/13/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D209317376](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAJOR KEVIN H;MAJOR SAYDA	3/13/2004	<a href="#">D204096245</a>	0000000	0000000
WEEKLEY HOMES LP	5/23/2003	00167570000282	0016757	0000282
DALMAC-SHELTON FANNIN FMS LTD	1/1/2002	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	\$285,026	\$65,000	\$350,026	\$350,026
2024	\$285,026	\$65,000	\$350,026	\$350,026
2023	\$276,639	\$65,000	\$341,639	\$326,182
2022	\$244,357	\$55,000	\$299,357	\$296,529
2021	\$214,572	\$55,000	\$269,572	\$269,572
2020	\$197,213	\$55,000	\$252,213	\$252,213

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.