



**Address:** [2508 MORNINGSTAR LN](#)  
**City:** ARLINGTON  
**Georeference:** 13572F-O-14  
**Subdivision:** FANNIN FARM WEST ADDITION  
**Neighborhood Code:** 1M100F

**Latitude:** 32.6352730795  
**Longitude:** -97.1482781804  
**TAD Map:** 2108-352  
**MAPSCO:** TAR-110J



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 O Lot 14

**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

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

**Notice Value:** \$366,456

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

**Site Number:** 40120686  
**Site Name:** FANNIN FARM WEST ADDITION-O-14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,109  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,815  
**Land Acres<sup>\*</sup>:** 0.1564  
**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:**

MOHAMMED LOQMAN  
MOHAMMED NERGIZ

**Primary Owner Address:**

2508 MORNINGSTAR LN  
ARLINGTON, TX 76001

**Deed Date:** 5/9/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224082680](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SALDIVAR CESAR	10/12/2017	<a href="#">D217238397</a>		
ESPANA DEANNA KAY	10/10/2003	<a href="#">D203386752</a>	0000000	0000000
D R HORTON TEXAS LTD	5/1/2003	00166860000059	0016686	0000059
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	\$301,456	\$65,000	\$366,456	\$366,456
2024	\$301,456	\$65,000	\$366,456	\$366,456
2023	\$292,548	\$65,000	\$357,548	\$357,548
2022	\$258,280	\$55,000	\$313,280	\$313,280
2021	\$226,662	\$55,000	\$281,662	\$281,662
2020	\$208,231	\$55,000	\$263,231	\$263,231

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.