



**Address:** [9036 MORNING MEADOW DR](#)  
**City:** FORT WORTH  
**Georeference:** 817H-23-15  
**Subdivision:** ARCADIA PARK ADDITION  
**Neighborhood Code:** 3K500K

**Latitude:** 32.9046584686  
**Longitude:** -97.3011268717  
**TAD Map:** 2060-448  
**MAPSCO:** TAR-035D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ARCADIA PARK ADDITION  
Block 23 Lot 15

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$447,616

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

**Site Number:** 40313425  
**Site Name:** ARCADIA PARK ADDITION-23-15  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,949  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,600  
**Land Acres<sup>\*</sup>:** 0.1515  
**Pool:** Y

+++ Rounded.

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

## OWNER INFORMATION

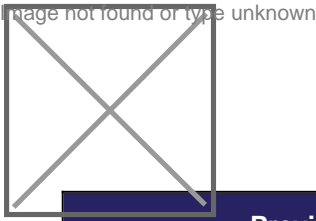
**Current Owner:**

MABUTAS MICHAEL  
MABUTAS HEATHER

**Primary Owner Address:**

9036 MORNING MEADOW DR  
KELLER, TX 76244-8618

**Deed Date:** 7/19/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217176008](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MABUTAS HEATHER;MABUTAS MICHAEL	12/4/2004	000000000000000	0000000	0000000
MABUTAS H P HURLEY;MABUTAS MICHAEL	9/29/2004	<a href="#">D204311534</a>	0000000	0000000
GEHAN HOMES LTD	9/23/2003	<a href="#">D204196839</a>	0000000	0000000
GEHAN/ARCADIA PARK LP	1/1/2003	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	\$377,616	\$70,000	\$447,616	\$447,616
2024	\$377,616	\$70,000	\$447,616	\$425,813
2023	\$373,876	\$70,000	\$443,876	\$387,103
2022	\$318,577	\$55,000	\$373,577	\$351,912
2021	\$274,659	\$55,000	\$329,659	\$319,920
2020	\$235,836	\$55,000	\$290,836	\$290,836

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.