



**Address:** [1712 MORRISON DR](#)  
**City:** FORT WORTH  
**Georeference:** 6020B-3-4  
**Subdivision:** BURTON PLACE SOUTH ADDITION  
**Neighborhood Code:** 1B070C

**Latitude:** 32.7539180978  
**Longitude:** -97.1912286578  
**TAD Map:** 2090-392  
**MAPSCO:** TAR-080D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BURTON PLACE SOUTH  
ADDITION Block 3 Lot 4

**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:** 2007

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 40767957

**Site Name:** BURTON PLACE SOUTH ADDITION-3-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,535

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,450

**Land Acres<sup>\*</sup>:** 0.1480

**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:**

DAVIS CHATINA DENSON

**Primary Owner Address:**

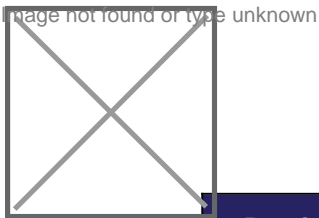
1712 MORRISON DR  
FORT WORTH, TX 76112

**Deed Date:** 1/13/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222137248](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAVIS ERIC	10/22/2007	<a href="#">D207379980</a>	0000000	0000000
HMH LIFESTYLES LP	3/7/2006	<a href="#">D206071040</a>	0000000	0000000
DUVESTCO INC	1/1/2005	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	\$276,786	\$50,000	\$326,786	\$326,786
2024	\$316,000	\$50,000	\$366,000	\$366,000
2023	\$347,000	\$50,000	\$397,000	\$397,000
2022	\$280,024	\$35,000	\$315,024	\$315,024
2021	\$253,869	\$35,000	\$288,869	\$288,869
2020	\$255,047	\$35,000	\$290,047	\$267,666

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.