



**Address:** [8677 BOSWELL MEADOWS DR](#)  
**City:** FORT WORTH  
**Georeference:** 3100A-2-1  
**Subdivision:** BOSWELL MEADOWS  
**Neighborhood Code:** 2N030A

**Latitude:** 32.8802028779  
**Longitude:** -97.3950690028  
**TAD Map:** 2030-440  
**MAPSCO:** TAR-033K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BOSWELL MEADOWS Block 2  
Lot 1

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 2009

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

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

**Notice Value:** \$374,623

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

**Site Number:** 41004434

**Site Name:** BOSWELL MEADOWS-2-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,020

**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:**

MORPHIS SHELDON

**Primary Owner Address:**

8677 BOSWELL MEADOWS DR  
FORT WORTH, TX 76179

**Deed Date:** 7/3/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224119140](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FITZPATRICK SEAN	6/1/2022	<a href="#">D222154901</a>		
DANIELS KAYLA;DANIELS WALTER	2/3/2020	<a href="#">D220026340</a>		
AKINS KELLI E;AKINS MARK;STOKES ELAINE RASCO	12/7/2016	<a href="#">D216292419</a>		
AKINS ETAL;AKINS KELLI	5/29/2010	<a href="#">D210173218</a>	0000000	0000000
STOKES GLORIA STOKES;STOKES KELLI	3/30/2009	<a href="#">D209093014</a>	0000000	0000000
HMH LIFESTYLES LP	3/24/2006	<a href="#">D206086706</a>	0000000	0000000
S J BOSWELL RIDGE DEV LP	1/1/2006	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	\$271,000	\$65,000	\$336,000	\$336,000
2024	\$309,623	\$65,000	\$374,623	\$374,623
2023	\$328,982	\$40,000	\$368,982	\$368,982
2022	\$249,135	\$40,000	\$289,135	\$279,870
2021	\$214,427	\$40,000	\$254,427	\$254,427
2020	\$214,427	\$40,000	\$254,427	\$240,083

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.