



**Address:** [7611 NOVELLA DR](#)  
**City:** FORT WORTH  
**Georeference:** 26795-2-15  
**Subdivision:** MORRIS ESTATES  
**Neighborhood Code:** M4S05D

**Latitude:** 32.637032057  
**Longitude:** -97.3424103223  
**TAD Map:** 2048-352  
**MAPSCO:** TAR-104G



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

## PROPERTY DATA

**Legal Description:** MORRIS ESTATES Block 2 Lot 15

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** B

**Year Built:** 2015

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41106172

**Site Name:** MORRIS ESTATES-2-15

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,498

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,007

**Land Acres<sup>\*</sup>:** 0.1379

**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:**

VERDEGRIS VENTURES LLC

**Primary Owner Address:**

PO BOX 101329  
FORT WORTH, TX 76185

**Deed Date:** 11/29/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217280372](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
Y & M INVESTMENTS LLC AND LEHEW INVESTMENTS INC	4/8/2015	<a href="#">D215076461</a>		
LEHEW INVESTMENTS INC	12/18/2014	<a href="#">D214274423</a>		
NOVELLA PROJECT LLC	6/9/2014	<a href="#">D214274421</a>		
TRAN DAVID PAUL	8/28/2013	<a href="#">D213230586</a>	0000000	0000000
NOVELLA PROJECT LLC	11/16/2012	<a href="#">D212286865</a>	0000000	0000000
UMT PROPERTIES	1/1/2009	<a href="#">D210069841</a>	0000000	0000000
UNITED MORTGAGE TRUST	7/1/2008	<a href="#">D208288571</a>	0000000	0000000
RESIDENTIAL DEVELOPMENT CORP	10/2/2007	<a href="#">D207369321</a>	0000000	0000000
MORRIS JIM	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	\$351,347	\$30,000	\$381,347	\$381,347
2024	\$351,347	\$30,000	\$381,347	\$381,347
2023	\$352,243	\$30,000	\$382,243	\$382,243
2022	\$298,431	\$20,000	\$318,431	\$318,431
2021	\$158,000	\$20,000	\$178,000	\$178,000
2020	\$158,000	\$20,000	\$178,000	\$178,000

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

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## Tarrant Appraisal District Property Information | PDF

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.