



**Address:** [7614 NOVELLA DR](#)  
**City:** FORT WORTH  
**Georeference:** 26795-4-4  
**Subdivision:** MORRIS ESTATES  
**Neighborhood Code:** M4S05D

**Latitude:** 32.6369241585  
**Longitude:** -97.3429004329  
**TAD Map:** 2048-352  
**MAPSCO:** TAR-104G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MORRIS ESTATES Block 4 Lot 4

**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:** 2013

**Personal Property Account:** N/A

**Agent:** PROPERTY TAX PROTEST (00795)

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

**Site Number:** 41106350

**Site Name:** MORRIS ESTATES-4-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,122

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,002

**Land Acres<sup>\*</sup>:** 0.1377

**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:**

TRINH ANTHONY Q

**Primary Owner Address:**

1523 POWDER HORN LN  
ARLINGTON, TX 76018-3065

**Deed Date:** 7/26/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213197923](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NOVELLA PROJECT LLC	11/16/2012	<a href="#">D212286865</a>	0000000	0000000
UMT PROPERTIES	1/1/2009	<a href="#">D210069842</a>	0000000	0000000
UNITED MORTGAGE TRUST	7/1/2008	<a href="#">D208288635</a>	0000000	0000000
RESIDENTIAL DEVELOPMENT CORP	10/2/2007	<a href="#">D207369322</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	\$281,712	\$20,000	\$301,712	\$301,712
2024	\$306,179	\$20,000	\$326,179	\$326,179
2023	\$288,499	\$20,000	\$308,499	\$308,499
2022	\$247,587	\$20,000	\$267,587	\$267,587
2021	\$135,000	\$20,000	\$155,000	\$155,000
2020	\$135,000	\$20,000	\$155,000	\$155,000

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

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.