



Address: [7506 NOVELLA DR](#)
City: FORT WORTH
Georeference: 26795-4-11
Subdivision: MORRIS ESTATES
Neighborhood Code: M4S05D

Latitude: 32.6380741083
Longitude: -97.3428908889
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 11

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: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/24/2024

Site Number: 41106423

Site Name: MORRIS ESTATES-4-11

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 2,200

Percent Complete: 100%

Land Sqft^{*}: 6,002

Land Acres^{*}: 0.1377

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

TRAN CUONG
TRAN HOA T
TRAN VAN

Primary Owner Address:

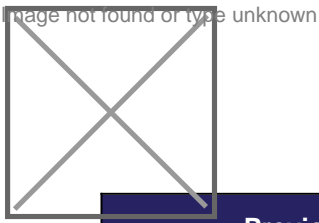
2931 NADAR
GRAND PRAIRIE, TX 75054

Deed Date: 9/29/2015

Deed Volume:

Deed Page:

Instrument: [D215227722](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
A & D REAL ESTATE HOLDING LLC	1/29/2015	D215027905		
NOVELLA PROJECT LLC	11/16/2012	D212286865	0000000	0000000
UMT PROPERTIES	1/2/2009	D210069828	0000000	0000000
UMT PROPERTIES LP	1/1/2009	D209280715	0000000	0000000
UNITED MORTGAGE TRUST	7/1/2008	D208288625	0000000	0000000
RESIDENTIAL DEVELOPMENT CORP	10/2/2007	D207369335	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 ⁺
2025	\$280,000	\$20,000	\$300,000	\$300,000
2024	\$300,356	\$20,000	\$320,356	\$320,356
2023	\$288,716	\$20,000	\$308,716	\$308,716
2022	\$255,601	\$20,000	\$275,601	\$275,601
2021	\$130,000	\$20,000	\$150,000	\$150,000
2020	\$130,000	\$20,000	\$150,000	\$150,000

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.