



Address: [141 ROCKIN RIVER DR](#)
City: FORT WORTH
Georeference: 33564-4-12
Subdivision: RANDOL MILL VALLEY ESTATES
Neighborhood Code: 1B2002

Latitude: 32.7822177057
Longitude: -97.1899460058
TAD Map: 2090-404
MAPSCO: TAR-066M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RANDOL MILL VALLEY
ESTATES Block 4 Lot 12

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: 2021
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 800053736
Site Name: RANDOL MILL VALLEY ESTATES 4 12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,931
Percent Complete: 100%
Land Sqft^{*}: 7,405
Land Acres^{*}: 0.1700
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:
MORIN DAVID ANTHONY
MORIN BRITTANY NICOLE
Primary Owner Address:
1933 THISTLE PARK DR APT 6305
FORT WORTH, TX 76110

Deed Date: 10/17/2023
Deed Volume:
Deed Page:
Instrument: [D223187557](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANDRUS KELSIE;ANDRUS NATHAN P	10/15/2021	D221323475		
GEHAN HOMES LTD	3/10/2021	D221072836		



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	\$306,837	\$85,000	\$391,837	\$391,837
2024	\$306,837	\$85,000	\$391,837	\$391,837
2023	\$290,601	\$85,000	\$375,601	\$375,601
2022	\$255,681	\$85,000	\$340,681	\$340,681
2021	\$0	\$59,500	\$59,500	\$59,500
0	\$0	\$0	\$0	\$0

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.