



**Address:** [1021 E MORNINGSIDE DR](#)  
**City:** FORT WORTH  
**Georeference:** 36920-30-31  
**Subdivision:** RYAN SOUTHEAST ADDITION  
**Neighborhood Code:** 1H080A

**Latitude:** 32.7132835481  
**Longitude:** -97.3147226843  
**TAD Map:** 2054-380  
**MAPSCO:** TAR-077T



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

## PROPERTY DATA

**Legal Description:** RYAN SOUTHEAST ADDITION  
Block 30 Lot 31

**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:** 1943

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 02614049

**Site Name:** RYAN SOUTHEAST ADDITION-30-31

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,016

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**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:**

PEREZ CARLA ANDREA

**Primary Owner Address:**

1021 E MORNINGSIDE DR  
FORT WORTH, TX 76104

**Deed Date:** 6/18/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224108217](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRAYSTONE ACQUISITIONS LLC	11/9/2023	<a href="#">D224123453 CWD</a>		
WESLEY GLADYS	4/14/1986	00085150000132	0008515	0000132
NANCOM INC	9/10/1985	00083030000849	0008303	0000849
WESLEY GLADYS	12/31/1900	00085150000132	0008515	0000132

## 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	\$0	\$0	\$0	\$0
2024	\$72,083	\$18,000	\$90,083	\$90,083
2023	\$71,162	\$18,000	\$89,162	\$64,359
2022	\$58,889	\$5,000	\$63,889	\$58,508
2021	\$50,922	\$5,000	\$55,922	\$53,189
2020	\$61,875	\$5,000	\$66,875	\$48,354

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.