



**Address:** [1037 E MORNINGSIDE DR](#)  
**City:** FORT WORTH  
**Georeference:** 36920-30-27  
**Subdivision:** RYAN SOUTHEAST ADDITION  
**Neighborhood Code:** 1H080A

**Latitude:** 32.7132871395  
**Longitude:** -97.3141554699  
**TAD Map:** 2054-380  
**MAPSCO:** TAR-077T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RYAN SOUTHEAST ADDITION  
Block 30 Lot 27 & 28

**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:** 1940

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02614014

**Site Name:** RYAN SOUTHEAST ADDITION-30-27-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,854

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,000

**Land Acres<sup>\*</sup>:** 0.2754

**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:**

VARELA QUIROZ RIGOBERTO  
FLORES PEREZ VERONICA

**Primary Owner Address:**

1037 E MORNINGSIDE DR  
FORT WORTH, TX 76104

**Deed Date:** 7/25/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222189657](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUMMIT COVE REALTY INC	12/10/2021	<a href="#">D222007195</a>		
MCPHERSON LINDA C	12/22/2003	<a href="#">D203469905</a>	0000000	0000000
L & M INVESTMENTS	12/20/2002	00162690000508	0016269	0000508
BAKER CHAPEL AME CHURCH	12/31/1900	00000000000000	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	\$230,518	\$32,000	\$262,518	\$262,518
2024	\$230,518	\$32,000	\$262,518	\$262,518
2023	\$224,195	\$32,000	\$256,195	\$256,195
2022	\$102,842	\$7,500	\$110,342	\$110,342
2021	\$89,689	\$7,500	\$97,189	\$97,189
2020	\$108,458	\$7,500	\$115,958	\$115,958

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.