



Address: [301 W MORNINGSIDE DR](#)
City: FORT WORTH
Georeference: 47340-6-12A
Subdivision: WINSTON ADDITION
Neighborhood Code: WH-Ryan and Pruitt

Latitude: 32.7138959732
Longitude: -97.3284788851
TAD Map: 2048-380
MAPSCO: TAR-077S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WINSTON ADDITION Block 6
Lot 12A THRU 15A

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)

Site Number: 80244343
Site Name: GREEN SPECIALTY SERVICE INC.
Site Class: WHStorage - Warehouse-Storage
Parcels: 1

Primary Building Name: GREEN SPECIALTY SERVICE INC. / 03576000
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 10,872
Net Leasable Area⁺⁺⁺: 10,872
Percent Complete: 100%
Land Sqft^{*}: 22,424
Land Acres^{*}: 0.5147
Pool: N

State Code: F1
Year Built: 1956
Personal Property Account: N/A
Agent: None
Notice Sent Date: 5/1/2025
Notice Value: \$584,557
Protest Deadline Date: 5/31/2024

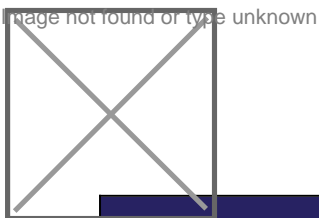
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
TOP CAT LLC
Primary Owner Address:
4621 S COOPER STE 131
PMB 344
ARLINGTON, TX 76017

Deed Date: 7/28/2021
Deed Volume:
Deed Page:
Instrument: [D221217465](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
JSRG REAL ESTATE LLC	3/8/2011	D211067952	0000000	0000000
GREEN JANET S;GREEN RICHARD G	3/18/1993	00109850001928	0010985	0001928
GREEN JANET S;GREEN RICHARD G	5/31/1991	00109850001928	0010985	0001928
SCHAAD CO	9/12/1989	00097070001341	0009707	0001341
DIEB EDWARD J	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 ⁺
2025	\$517,285	\$67,272	\$584,557	\$497,340
2024	\$348,769	\$67,272	\$416,041	\$414,450
2023	\$278,103	\$67,272	\$345,375	\$345,375
2022	\$278,103	\$67,272	\$345,375	\$345,375
2021	\$227,728	\$67,272	\$295,000	\$295,000
2020	\$227,728	\$67,272	\$295,000	\$295,000

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.