



Address: [1401 MORRISON DR](#)
City: FORT WORTH
Georeference: 8535-1-1
Subdivision: COURTNEY OAKS APARTMENT ADDN
Neighborhood Code: APT-Meadowbrook

Latitude: 32.7585600812
Longitude: -97.1896513519
TAD Map: 2090-396
MAPSCO: TAR-066Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COURTNEY OAKS
APARTMENT ADDN Block 1 2 & 3

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: BC

Year Built: 1980

Personal Property Account: N/A

Agent: CANTRELL MCCULLOCH INC (00751)

Notice Sent Date: 4/15/2025

Notice Value: \$28,798,875

Protest Deadline Date: 5/31/2024

Site Number: 80402712

Site Name: Tuscany Apartments

Site Class: APTIndMtr - Apartment-Individual Meter

Parcels: 1

Primary Building Name: Tuscany Apartments / 04662393

Primary Building Type: Multi-Family

Gross Building Area⁺⁺⁺: 187,684

Net Leasable Area⁺⁺⁺: 187,616

Percent Complete: 100%

Land Sqft^{*}: 400,752

Land Acres^{*}: 9.2000

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

WAK/T LLC

Primary Owner Address:

1701 E LAMAR BLVD SUITE 190
ARLINGTON, TX 76006

Deed Date: 7/23/2018

Deed Volume:

Deed Page:

Instrument: [D218161783](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
1401 MORRISON LP	6/12/2015	D215126154		
JARG LONDONDERRY PARTNERS LP	11/29/2012	D212293117	0000000	0000000
DT WOODLAND OAKS APARTMENTS LP	7/29/2005	D205221598	0000000	0000000
WOODLAND OAKS ASSOC LP	7/29/1997	00128500000537	0012850	0000537
TGM REALTY PARTNERS LP	6/12/1992	00106690002208	0010669	0002208
GUARANTY FED SAV & LOAN ASSOC	3/7/1989	00095290001825	0009529	0001825
PACIFIC MANAGEMENT GROUP	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	\$27,396,243	\$1,402,632	\$28,798,875	\$28,798,875
2024	\$23,097,368	\$1,402,632	\$24,500,000	\$24,500,000
2023	\$22,197,368	\$1,402,632	\$23,600,000	\$23,600,000
2022	\$19,697,368	\$1,402,632	\$21,100,000	\$21,100,000
2021	\$15,597,368	\$1,402,632	\$17,000,000	\$17,000,000
2020	\$15,412,368	\$1,402,632	\$16,815,000	\$16,815,000

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.