



Address: [1261 E MORNINGSIDE DR](#)
City: FORT WORTH
Georeference: 36920-31-17
Subdivision: RYAN SOUTHEAST ADDITION
Neighborhood Code: 1H080A

Latitude: 32.7133068495
Longitude: -97.3099970867
TAD Map: 2054-380
MAPSCO: TAR-077U



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

PROPERTY DATA

Legal Description: RYAN SOUTHEAST ADDITION
Block 31 Lot 17

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: 1953

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02614308

Site Name: RYAN SOUTHEAST ADDITION-31-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 810

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

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:
CONTRERAS EVA
Primary Owner Address:
900 E BUTLER
FORT WORTH, TX 76110

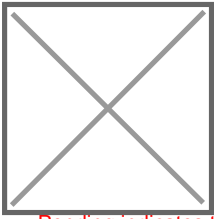
Deed Date: 4/29/2021
Deed Volume:
Deed Page:
Instrument: 360-684072-20

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------------|------------|----------------------------|-------------|-----------|
| CONTRERAS EVA;CONTRERAS MARTIN | 1/21/2016 | D216016373 | | |
| LOCATION PROPERTIES LTD | 11/7/2012 | D212276531 | 0000000 | 0000000 |
| PIERCE JERRY | 8/20/2008 | D208353218 | 0000000 | 0000000 |
| DEUTSCHE BANK NATIONAL TR CO | 8/7/2007 | D207284906 | 0000000 | 0000000 |
| FLEEKES JUDY;FLEEKES SAM JR | 10/18/2001 | 00152430000055 | 0015243 | 0000055 |
| FLEEKES SAM | 1/6/1999 | 00136180000495 | 0013618 | 0000495 |
| BASSHAM RANDY | 4/11/1986 | 00085130002241 | 0008513 | 0002241 |
| MYRICK JAMES;MYRICK MARGARET A | 1/13/1986 | 00084260000422 | 0008426 | 0000422 |
| PATILLO ORTIS | 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 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$122,492 | \$18,000 | \$140,492 | \$133,369 |
| 2023 | \$93,141 | \$18,000 | \$111,141 | \$111,141 |
| 2022 | \$98,053 | \$5,000 | \$103,053 | \$103,053 |
| 2021 | \$77,129 | \$5,000 | \$82,129 | \$82,129 |
| 2020 | \$43,997 | \$5,000 | \$48,997 | \$48,997 |



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.