



Address: [1257 E MORNINGSIDE DR](#)
City: FORT WORTH
Georeference: 36920-31-18
Subdivision: RYAN SOUTHEAST ADDITION
Neighborhood Code: 1H080A

Latitude: 32.7133023965
Longitude: -97.3101700926
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 18

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: 02614316

Site Name: RYAN SOUTHEAST ADDITION-31-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 751

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:

YOUNG EDWARD RAY

Primary Owner Address:

1257 E MORNINGSIDE DR
FORT WORTH, TX 76104-6906

Deed Date: 12/28/2001

Deed Volume: 0015373

Deed Page: 0000005

Instrument: 00153730000005

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NELSON IRVIN JR	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	\$116,028	\$18,000	\$134,028	\$74,278
2023	\$89,684	\$18,000	\$107,684	\$67,525
2022	\$92,905	\$5,000	\$97,905	\$61,386
2021	\$79,883	\$5,000	\$84,883	\$55,805
2020	\$71,289	\$5,000	\$76,289	\$50,732

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

- HOMESTEAD GENERAL 11.13(b)

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.