



Address: [1253 E MORNINGSIDE DR](#)
City: FORT WORTH
Georeference: 36920-31-19
Subdivision: RYAN SOUTHEAST ADDITION
Neighborhood Code: 1H080A

Latitude: 32.7133025791
Longitude: -97.3103314376
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 19

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: C1

Year Built: 0

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02614324

Site Name: RYAN SOUTHEAST ADDITION-31-19

Site Class: C1 - Residential - Vacant Land

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

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:

ROCHA MAYTE L FLORES

Primary Owner Address:

1248 E MORNINGSIDE DR
FORT WORTH, TX 76104-6904

Deed Date: 8/7/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213211181](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FORT WORTH CITY OF	3/19/2013	D213073750	0000000	0000000
BRYCE PETERS FINANCIAL CORP	4/30/2007	D207170070	0000000	0000000
ASSOCIATES FINANCIAL SERV CO	9/5/2000	00145200000236	0014520	0000236
LOANSTAR PROPERTY TRUST	8/30/2000	00145040000226	0014504	0000226
GILMORE IRMA	5/20/1998	00132660000549	0013266	0000549
CAPITAL PLUS INC	5/2/1998	00132170000558	0013217	0000558
HONEYCUTT CARL	5/1/1998	00132170000557	0013217	0000557
THOMPSON VALERIE	4/22/1993	00110480002158	0011048	0002158
BROWNING B W	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	\$0	\$18,000	\$18,000	\$18,000
2023	\$0	\$18,000	\$18,000	\$18,000
2022	\$0	\$5,000	\$5,000	\$5,000
2021	\$0	\$5,000	\$5,000	\$5,000
2020	\$0	\$5,000	\$5,000	\$5,000



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.