



Address: [1249 E MORNINGSIDE DR](#)
City: FORT WORTH
Georeference: 36920-31-20
Subdivision: RYAN SOUTHEAST ADDITION
Neighborhood Code: 1H080A

Latitude: 32.7133010047
Longitude: -97.310495972
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 20

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: 02614332

Site Name: RYAN SOUTHEAST ADDITION-31-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,136

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:

LOPEZ ESPERZA

Primary Owner Address:

1249 E MORNINGSIDE DR
FORT WORTH, TX 76104

Deed Date: 10/26/2022

Deed Volume:

Deed Page:

Instrument: [D222257436](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAMIREZ VICTORIO	1/7/2004	D204014528	0000000	0000000
UNTALAN JOHN C;UNTALAN RACHAEL M	12/18/2003	D204001288	0000000	0000000
FLETCHER AGEAMES	12/31/1900	00056720000466	0005672	0000466

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	\$82,973	\$18,000	\$100,973	\$100,973
2023	\$82,081	\$18,000	\$100,081	\$100,081
2022	\$69,017	\$5,000	\$74,017	\$70,739
2021	\$60,570	\$5,000	\$65,570	\$64,308
2020	\$73,371	\$5,000	\$78,371	\$58,462

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.