



**Address:** [1241 E MORNINGSIDE DR](#)  
**City:** FORT WORTH  
**Georeference:** 36920-31-22  
**Subdivision:** RYAN SOUTHEAST ADDITION  
**Neighborhood Code:** 1H080A

**Latitude:** 32.7132977959  
**Longitude:** -97.3108165368  
**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 22

**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:** 1952

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 02614359

**Site Name:** RYAN SOUTHEAST ADDITION-31-22

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 994

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



### OWNER INFORMATION

**Current Owner:**  
MARTINEZ SANDRA  
**Primary Owner Address:**  
1241 E MORNINGSIDE DR  
FORT WORTH, TX 76104

**Deed Date:** 8/30/2013  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D213232363](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VESTED ASSET 1 LLC	12/30/2012	<a href="#">D212319656</a>	0000000	0000000
SHANNON SCOTT	10/5/2011	<a href="#">D211242245</a>	0000000	0000000
DELAFUENTE DEBRA;DELAFUENTE OSCAR	1/16/2007	<a href="#">D207022806</a>	0000000	0000000
DIXON GRACIE A	12/3/1985	00083850001235	0008385	0001235
W.H.WILBURN	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](#).

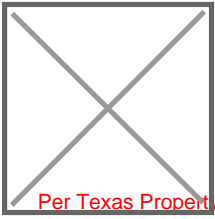
Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$73,500	\$18,000	\$91,500	\$61,981
2023	\$72,654	\$18,000	\$90,654	\$56,346
2022	\$60,618	\$5,000	\$65,618	\$51,224
2021	\$52,826	\$5,000	\$57,826	\$46,567
2020	\$48,732	\$5,000	\$53,732	\$42,334

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.