



**Address:** [1229 E MORNINGSIDE DR](#)  
**City:** FORT WORTH  
**Georeference:** 36920-31-25  
**Subdivision:** RYAN SOUTHEAST ADDITION  
**Neighborhood Code:** 1H080A

**Latitude:** 32.7132972276  
**Longitude:** -97.3113047324  
**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 25

**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:** 1934

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02614383

**Site Name:** RYAN SOUTHEAST ADDITION-31-25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 920

**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:**

RAMIREZ FLORENCIA

**Primary Owner Address:**

1229 E MORNINGSIDE DR  
FORT WORTH, TX 76104-6906

**Deed Date:** 7/8/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D211162302](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUNT KASHA	5/15/2000	00143740000389	0014374	0000389
MCKNIGHT JOHN	1/5/1999	00135980000172	0013598	0000172
MORRIS ELISHA;MORRIS ETHEL	12/31/1900	00034540000326	0003454	0000326

## 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	\$40,956	\$18,000	\$58,956	\$58,956
2023	\$39,660	\$18,000	\$57,660	\$57,660
2022	\$32,962	\$5,000	\$37,962	\$37,962
2021	\$28,605	\$5,000	\$33,605	\$33,605
2020	\$27,520	\$5,000	\$32,520	\$32,520

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.