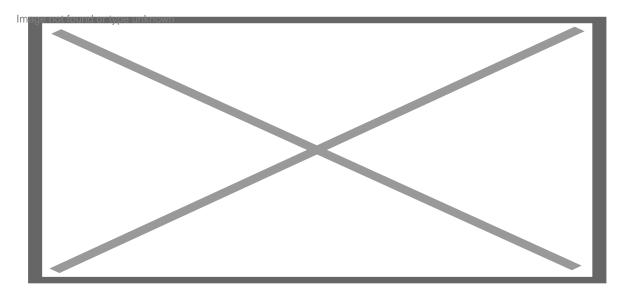


Tarrant Appraisal District Property Information | PDF Account Number: 02614383

Address: <u>1229 E MORNINGSIDE DR</u> 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****: 920 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: RAMIREZ FLORENCIA

Primary Owner Address: 1229 E MORNINGSIDE DR FORT WORTH, TX 76104-6906 Deed Date: 7/8/2011 Deed Volume: 000000 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. <u>Tarrant County Tax Office Account Information</u>.

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.