



Address: [1209 E MORNINGSIDE DR](#)
City: FORT WORTH
Georeference: 36920-31-30
Subdivision: RYAN SOUTHEAST ADDITION
Neighborhood Code: 1H080A

Latitude: 32.7132973651
Longitude: -97.3120922904
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 30

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: 1940

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02614448

Site Name: RYAN SOUTHEAST ADDITION-31-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 954

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:

CISNEROS FLORENCIO H
GIRON MELIDA M

Deed Date: 5/16/2016

Deed Volume:

Deed Page:

Instrument: [D216121537](#)

Primary Owner Address:

1209 E MORNINGSIDE DR
FORT WORTH, TX 76140

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CISNEROS FLORENCIO H;GIRON MELIDA	5/16/2016	D216114848		
LOZANO KARLA	11/4/2010	D210275273	0000000	0000000
FEDERAL NATIONAL MTG ASSN	10/5/2010	D210256726	0000000	0000000
YOUNG OPAL EST	6/22/1998	D203278264	0017005	0000114
GAINOUS DOROTHY M EST	4/6/1989	00110140001906	0011014	0001906
GAINOUS ARCHIE LEE EST	8/3/1983	00110140001903	0011014	0001903
WINDOM IZETTA C	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	\$171,960	\$18,000	\$189,960	\$189,960
2023	\$166,702	\$18,000	\$184,702	\$184,702
2022	\$136,805	\$5,000	\$141,805	\$141,805
2021	\$117,308	\$5,000	\$122,308	\$122,308
2020	\$121,761	\$5,000	\$126,761	\$126,761

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.