



Address: [1216 E MORNINGSIDE DR](#)
City: FORT WORTH
Georeference: 36920-38-5
Subdivision: RYAN SOUTHEAST ADDITION
Neighborhood Code: 1H080A

Latitude: 32.7127961676
Longitude: -97.311784833
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 38 Lot 5

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: 1949

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02614901

Site Name: RYAN SOUTHEAST ADDITION-38-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,297

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:

JUANES JUSTINO

Primary Owner Address:

1216 E MORNINGSIDE DR
FORT WORTH, TX 76104-6904

Deed Date: 6/10/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213219624](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ASHLEY PAULINE	5/27/2013	D213219623	0000000	0000000
ASHLEY HENRY	11/3/2001	D213219623	0000000	0000000
ASHLEY HENRY;ASHLEY WILLIE MAE	12/31/1900	00053510000969	0005351	0000969

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	\$45,959	\$18,000	\$63,959	\$63,959
2023	\$44,257	\$18,000	\$62,257	\$62,257
2022	\$35,746	\$5,000	\$40,746	\$40,746
2021	\$30,186	\$5,000	\$35,186	\$35,186
2020	\$29,164	\$5,000	\$34,164	\$34,164

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.