



Address: [1260 E MORNINGSIDE DR](#)
City: FORT WORTH
Georeference: 36920-38-16
Subdivision: RYAN SOUTHEAST ADDITION
Neighborhood Code: 1H080A

Latitude: 32.7127965297
Longitude: -97.3099877784
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 16

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: 1928

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02615029

Site Name: RYAN SOUTHEAST ADDITION-38-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,572

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:
CONTRERAS EVA
Primary Owner Address:
900 E BUTLER
FORT WORTH, TX 76110

Deed Date: 4/29/2021
Deed Volume:
Deed Page:
Instrument: 360-684072-20

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CONTRERAS EVA;CONTRERAS MARTIN	9/9/2013	D213244940	0000000	0000000
CONKLE VERLAN O	2/19/2010	D210040616	0000000	0000000
IDEAL INVESTMENTS	3/1/1985	00081160000481	0008116	0000481
SECY OF HUD	12/20/1984	00080430001960	0008043	0001960
BELL GERALDENE ETAL	12/31/1900	00076310001710	0007631	0001710
RITCHIE STEPHEN C	12/30/1900	00074230000667	0007423	0000667
JOHNSON MARY ANN	12/29/1900	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	\$51,607	\$18,000	\$69,607	\$69,607
2023	\$49,696	\$18,000	\$67,696	\$67,696
2022	\$40,139	\$5,000	\$45,139	\$45,139
2021	\$33,895	\$5,000	\$38,895	\$38,895
2020	\$32,748	\$5,000	\$37,748	\$37,748

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.