



Address: [720 E MORNINGSIDE DR](#)
City: FORT WORTH
Georeference: 36920-41-6-30
Subdivision: RYAN SOUTHEAST ADDITION
Neighborhood Code: 1H080A

Latitude: 32.7127442799
Longitude: -97.3200536284
TAD Map: 2054-380
MAPSCO: TAR-077T



This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: RYAN SOUTHEAST ADDITION
Block 41 Lot 6-E14'5

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: 1935

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02615762

Site Name: RYAN SOUTHEAST ADDITION-41-6-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,207

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:

CARRILLO MARIO

Primary Owner Address:

720 E MORNINGSIDE DR
FORT WORTH, TX 76104-6803

Deed Date: 10/1/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207367071](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MONTES GUADALUPE	6/26/2007	D207228257	0000000	0000000
FANNIE MAE	1/2/2007	D207005536	0000000	0000000
PADDEN RONALD	8/7/2002	00158830000118	0015883	0000118
FRANZEN CHAD	7/17/2002	00158350000226	0015835	0000226
DUNNAGAN JAMES R	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	\$47,935	\$18,000	\$65,935	\$39,518
2023	\$46,372	\$18,000	\$64,372	\$35,925
2022	\$38,343	\$5,000	\$43,343	\$32,659
2021	\$33,116	\$5,000	\$38,116	\$29,690
2020	\$31,885	\$5,000	\$36,885	\$26,991

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

- HOMESTEAD GENERAL 11.13(b)



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.