

Property Information | PDF Account Number: 02615762

LOCATION

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

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<sup>\*</sup> 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

**DUNNAGAN JAMES R** 

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

0000000000000

**Deed Date: 10/1/2007** 

**Deed Page: 0000000** 

Deed Volume: 0000000

Instrument: D207367071

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.

12/31/1900

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

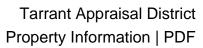
Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

• HOMESTEAD GENERAL 11.13(b)

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



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.

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