



**Address:** [728 E MORNINGSIDE DR](#)  
**City:** FORT WORTH  
**Georeference:** 36920-41-8  
**Subdivision:** RYAN SOUTHEAST ADDITION  
**Neighborhood Code:** 1H080A

**Latitude:** 32.7127430011  
**Longitude:** -97.3196994932  
**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 8

**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:** 1939

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 02615789

**Site Name:** RYAN SOUTHEAST ADDITION-41-8

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,518

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



### OWNER INFORMATION

**Current Owner:**

ANDARACUA ARMANDO HERNANDEZ  
DIAZ LUCIA MORELOS

**Primary Owner Address:**

728 E MORNINGSIDE DR  
FORT WORTH, TX 76104

**Deed Date:** 6/4/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224098138](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
O'CONNOR CHAD E;O'CONNOR MIRIAM M	9/30/2017	<a href="#">D217233689</a>		
AQ PROPERTIES LLC	4/7/2016	<a href="#">D216075549</a>		
HARTNETT VICKI	12/18/2008	<a href="#">D209022698</a>	0000000	0000000
MIRCAN DEVELOPMENT LLC	2/7/2007	<a href="#">D207054428</a>	0000000	0000000
THOMAS IKE S EST	12/21/2005	00137460000408	0013746	0000408
THOMAS IKE SR	8/10/1996	00124980000334	0012498	0000334
SMITH DAVID L ETAL SR	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$220,989	\$18,000	\$238,989	\$228,757
2023	\$172,631	\$18,000	\$190,631	\$190,631
2022	\$164,411	\$5,000	\$169,411	\$169,411
2021	\$105,000	\$5,000	\$110,000	\$110,000
2020	\$105,000	\$5,000	\$110,000	\$110,000

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

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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.