



Account Number: 02615789

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+++: 1,518
Percent Complete: 100%

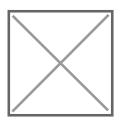
**Land Sqft**\*: 6,000 **Land Acres**\*: 0.1377

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:** 

ANDARACUA ARMANDO HERNANDEZ

DIAZ LUCIA MORELOS

Primary Owner Address:

Deed Volume:

Deed Page:

728 E MORNINGSIDE DR
FORT WORTH, TX 76104

Instrument: D224098138

Previous Owners	Date	Instrument	Deed Volume	Deed Page
O'CONNOR CHAD E;O'CONNOR MIRIAM M	9/30/2017	D217233689		
AQ PROPERTIES LLC	4/7/2016	D216075549		
HARTNETT VICKI	12/18/2008	D209022698	0000000	0000000
MIRCAN DEVELOPMENT LLC	2/7/2007	D207054428	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

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

## **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	\$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.

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<sup>+</sup> 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.

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