



Address: [1212 E MORNINGSIDE DR](#)
City: FORT WORTH
Georeference: 36920-38-4
Subdivision: RYAN SOUTHEAST ADDITION
Neighborhood Code: 1H080A

Latitude: 32.7127963193
Longitude: -97.3119477816
TAD Map:
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 4 50% UNDIVIDED INTEREST

Jurisdictions:

CITY OF FORT WORTH (026) **Site Number:** 02614898
TARRANT COUNTY (220) **Site Name:** RYAN SOUTHEAST ADDITION 38 4 50% UNDIVIDED INTEREST
TARRANT REGIONAL WATER DISTRICT (223) **Site Class:** A1 - Residential - Single Family
TARRANT COUNTY HOSPITAL (224) **Parcels:** 2
TARRANT COUNTY COLLEGE (225) **Approximate Size⁺⁺⁺:** 1,488
FORT WORTH ISD (905)

State Code: A **Percent Complete:** 100%

Year Built: 1949 **Land Sqft^{*}:** 6,000

Personal Property Account: N/A **Land Acres^{*}:** 0.1377

Agent: None **Pool:** N

Protest Deadline Date:
5/15/2025

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



OWNER INFORMATION

Current Owner:

BYARS BRENDA J

Primary Owner Address:

1212 E MORNINGSIDE DR
FORT WORTH, TX 76104-6904

Deed Date: 1/1/2016

Deed Volume:

Deed Page:

Instrument: [D213273229](#)

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	\$45,810	\$9,000	\$54,810	\$45,917
2023	\$45,224	\$9,000	\$54,224	\$41,743
2022	\$37,425	\$2,500	\$39,925	\$37,948
2021	\$32,362	\$2,500	\$34,862	\$34,498
2020	\$39,322	\$2,500	\$41,822	\$31,362

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.