

Account Number: 42228024

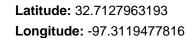


Address: 1212 E MORNINGSIDE DR

City: FORT WORTH Georeference: 36920-38-4

Subdivision: RYAN SOUTHEAST ADDITION

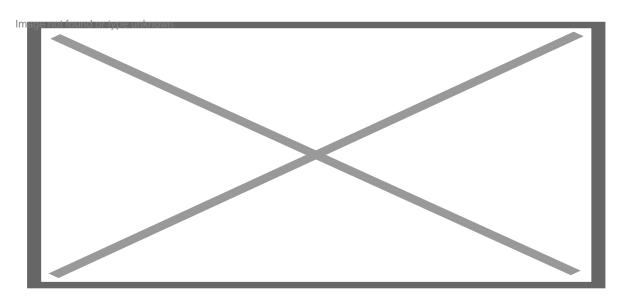
Neighborhood Code: 1H080A



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)

TARRANT COUNTY HOSP 14 Al - Residential - Single Family

TARRANT COUNTY COLL**ECTED**多多

FORT WORTH ISD (905) Approximate Size+++: 1,488 State Code: A Percent Complete: 100%

Year Built: 1949 **Land Sqft***: 6,000 Personal Property Account And Acres*: 0.1377

Agent: None Pool: N

Protest Deadline Date:

5/15/2025

+++ Rounded.

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^{*} 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.

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.

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