



Address: [813 E MORNINGSIDE DR](#)
City: FORT WORTH
Georeference: 36920-28-19-30
Subdivision: RYAN SOUTHEAST ADDITION
Neighborhood Code: 1H080A

Latitude: 32.7132754458
Longitude: -97.3193592013
TAD Map: 2054-380
MAPSCO: TAR-077T



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: RYAN SOUTHEAST ADDITION
Block 28 Lot 19-W5' 18

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: 1930

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$66,299

Protest Deadline Date: 5/24/2024

Site Number: 02613522

Site Name: RYAN SOUTHEAST ADDITION-28-19-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,380

Percent Complete: 100%

Land Sqft^{*}: 6,250

Land Acres^{*}: 0.1434

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

CUNNINGHAM REGINALD

Primary Owner Address:

813 E MONRINGSIDE DR
FORT WORTH, TX 76104

Deed Date: 10/21/2021

Deed Volume:

Deed Page:

Instrument: [D221311291](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CUNNINGHAM L C JR;CUNNINGHAM MARY A EST	4/30/1997	00127550000209	0012755	0000209
LIVINGSTON ROBERT E	8/22/1995	00120730002072	0012073	0002072
WASHINGTON RUBY	1/10/1991	00000000000000	0000000	0000000
SADDLER KATHRYN W ESTATE	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 ⁺
2025	\$47,549	\$18,750	\$66,299	\$55,879
2024	\$47,549	\$18,750	\$66,299	\$50,799
2023	\$45,788	\$18,750	\$64,538	\$46,181
2022	\$36,983	\$5,000	\$41,983	\$41,983
2021	\$31,230	\$5,000	\$36,230	\$36,230
2020	\$30,173	\$5,000	\$35,173	\$35,173

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.