



**Address:** [1261 E MORNINGSIDE DR](#)  
**City:** FORT WORTH  
**Georeference:** 36920-31-17  
**Subdivision:** RYAN SOUTHEAST ADDITION  
**Neighborhood Code:** 1H080A

**Latitude:** 32.7133068495  
**Longitude:** -97.3099970867  
**TAD Map:** 2054-380  
**MAPSCO:** TAR-077U



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 31 Lot 17

**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:** 1953

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$140,492

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02614308

**Site Name:** RYAN SOUTHEAST ADDITION-31-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 810

**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:**

CONTRERAS EVA

**Primary Owner Address:**

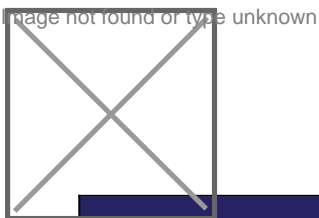
900 E BUTLER  
FORT WORTH, TX 76110

**Deed Date:** 4/29/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** 360-684072-20



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CONTRERAS EVA;CONTRERAS MARTIN	1/21/2016	<a href="#">D216016373</a>		
LOCATION PROPERTIES LTD	11/7/2012	<a href="#">D212276531</a>	0000000	0000000
PIERCE JERRY	8/20/2008	<a href="#">D208353218</a>	0000000	0000000
DEUTSCHE BANK NATIONAL TR CO	8/7/2007	<a href="#">D207284906</a>	0000000	0000000
FLEEKES JUDY;FLEEKES SAM JR	10/18/2001	001524300000055	0015243	0000055
FLEEKES SAM	1/6/1999	00136180000495	0013618	0000495
BASSHAM RANDY	4/11/1986	00085130002241	0008513	0002241
MYRICK JAMES;MYRICK MARGARET A	1/13/1986	00084260000422	0008426	0000422
PATILLO ORTIS	12/31/1900	000000000000000	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	\$122,492	\$18,000	\$140,492	\$140,492
2024	\$122,492	\$18,000	\$140,492	\$133,369
2023	\$93,141	\$18,000	\$111,141	\$111,141
2022	\$98,053	\$5,000	\$103,053	\$103,053
2021	\$77,129	\$5,000	\$82,129	\$82,129
2020	\$43,997	\$5,000	\$48,997	\$48,997

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

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.