



**Address:** [1225 E MORNINGSIDE DR](#)  
**City:** FORT WORTH  
**Georeference:** 36920-31-26  
**Subdivision:** RYAN SOUTHEAST ADDITION  
**Neighborhood Code:** 1H080A

**Latitude:** 32.7132947181  
**Longitude:** -97.3114641649  
**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 26

**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:** 1951

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$148,366

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

**Site Number:** 02614391

**Site Name:** RYAN SOUTHEAST ADDITION-31-26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 900

**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:**

RAMIREZ PEDRO

**Primary Owner Address:**

1225 E MORNINGSIDE DR  
FORT WORTH, TX 76104-6906

**Deed Date:** 2/28/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206072159](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAYING ON THE BEACH INC	1/25/2006	<a href="#">D206027854</a>	0000000	0000000
UMTH LENDING COMPANY LP	12/6/2005	<a href="#">D206110863</a>	0000000	0000000
DIAMOND C PROPERTIES	11/9/2004	<a href="#">D204369818</a>	0000000	0000000
SOUTH CENTRAL MORTGAGE INC	9/3/1996	00125210001874	0012521	0001874
CARTER A GLASPER;CARTER FREDERICK	3/5/1996	00122980000993	0012298	0000993
AES INVESTMENTS INC	3/4/1996	00122890001544	0012289	0001544
FISHER LUCILLE	1/13/1984	00104140000345	0010414	0000345
WILSON VALERIA J	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 <sup>+</sup>
2025	\$130,366	\$18,000	\$148,366	\$148,366
2024	\$130,366	\$18,000	\$148,366	\$139,082
2023	\$97,902	\$18,000	\$115,902	\$115,902
2022	\$104,287	\$5,000	\$109,287	\$109,287
2021	\$89,600	\$5,000	\$94,600	\$94,600
2020	\$79,947	\$5,000	\$84,947	\$84,947

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.