



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



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 38 Lot 4 50% UNDIVIDED INTEREST
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)
Site Number: 02614898
Site Name: RYAN SOUTHEAST ADDITION 38 4 50% UNDIVIDED INTEREST
Site Class: A1 - Residential - Single Family
Parcels: 3
Approximate Size+++: 1,488
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
Notice Sent Date:
4/15/2025
Notice Value: \$54,810
Protest Deadline Date: 5/24/2024

+++ 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	\$45,810	\$9,000	\$54,810	\$50,509
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.