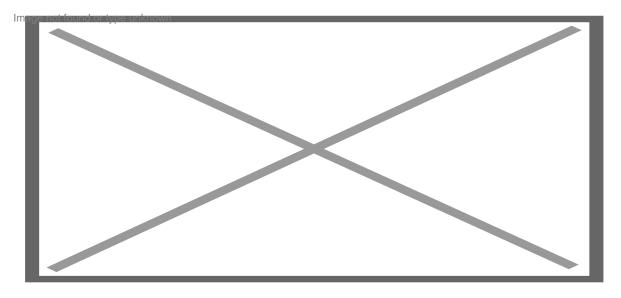


Tarrant Appraisal District Property Information | PDF Account Number: 02612607

Address: 1253 COLVIN AVE

City: FORT WORTH Georeference: 36920-24-19 Subdivision: RYAN SOUTHEAST ADDITION Neighborhood Code: 1H080A Latitude: 32.7141607241 Longitude: -97.3103102748 TAD Map: 2054-380 MAPSCO: TAR-077U





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

PROPERTY DATA

Legal Description: RYAN SOUTHEAST ADDITION Block 24 Lot 19

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 Protest Deadline Date: 5/15/2025 Site Number: 02612607 Site Name: RYAN SOUTHEAST ADDITION 24 19 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 480 Percent Complete: 100% Land Sqft^{*}: 6,000 Land Acres^{*}: 0.1377 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: BAKER MANUEL JR Primary Owner Address:

1253 COLVIN AVE FORT WORTH, TX 76104 Deed Date: 10/28/2019 Deed Volume: Deed Page: Instrument: D219246168

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAKER MANUEL	1/1/2017	D198143567		
BAKER EMANUEL W;BAKER MANUEL	6/26/1998	00132900000277	0013290	0000277
SWANSON DAVID HENRY	1/31/1992	00105630000059	0010563	0000059
GILL SURINDER S	6/4/1991	00102750000712	0010275	0000712
RYCKELEY CHARLES;RYCKELEY S GILL	3/30/1991	00102110001796	0010211	0001796
MITCHELL HAYMON	12/31/1900	000000000000000000000000000000000000000	000000	0000000

VALUES

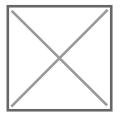
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$43,512	\$18,000	\$61,512	\$47,568
2023	\$42,957	\$18,000	\$60,957	\$43,244
2022	\$35,548	\$5,000	\$40,548	\$39,313
2021	\$30,739	\$5,000	\$35,739	\$35,739
2020	\$30,394	\$5,000	\$35,394	\$35,394

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



Tarrant Appraisal District Property Information | PDF

• 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.