



**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<sup>+++</sup>:** 480

**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:**  
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	<a href="#">D198143567</a>		
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	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	\$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



- 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.