



Address: [1040 COLVIN AVE](#)
City: FORT WORTH
Georeference: 36920-30-11
Subdivision: RYAN SOUTHEAST ADDITION
Neighborhood Code: 1H080A

Latitude: 32.7136538436
Longitude: -97.313913989
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 30 Lot 11

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: 1948

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/15/2025

Site Number: 02613859

Site Name: RYAN SOUTHEAST ADDITION-30-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,022

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:
715 PAULA A SERIES OF NEXTERA PROPERTIES LLC
Primary Owner Address:
PO BOX 1242
BRIDGEPORT, TX 76426

Deed Date: 12/22/2021
Deed Volume:
Deed Page:
Instrument: [D221373498](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
1040 COLVIN, A SERIES OF NEXTERA PROPERTIES LLC	7/22/2019	D219160951		
NEXTERA PROPERTIES LLC	5/3/2019	D219098148		
ADAMS EDWARD LEE;BROOKS CHARLOTTE ANN;MAYFIELD DOROTHY;STEVENS BRENDA JOYCE	12/6/2012	D219098147		
GREEN HARLIE	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	\$153,000	\$18,000	\$171,000	\$171,000
2023	\$153,000	\$18,000	\$171,000	\$171,000
2022	\$105,000	\$5,000	\$110,000	\$110,000
2021	\$105,000	\$5,000	\$110,000	\$110,000
2020	\$105,365	\$4,635	\$110,000	\$110,000

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.