

Account Number: 02614197

LOCATION

Address: 1224 COLVIN AVE

City: FORT WORTH
Georeference: 36920-31-7

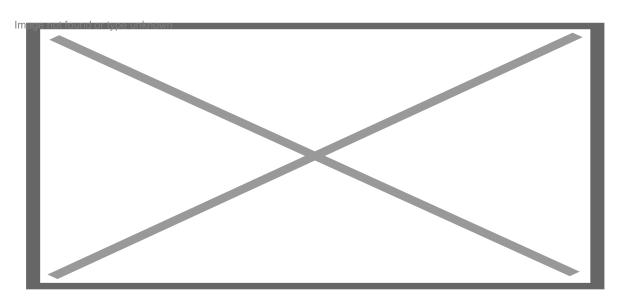
**Subdivision: RYAN SOUTHEAST ADDITION** 

Neighborhood Code: 1H080A

**Latitude:** 32.7136631161 **Longitude:** -97.3114631082

**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 31 Lot 7

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: 1946

Personal Property Account: N/A

Agent: None

**Protest Deadline Date: 5/15/2025** 

**Site Number:** 02614197

Site Name: RYAN SOUTHEAST ADDITION-31-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,207
Percent Complete: 100%

**Land Sqft**\*: 6,000 **Land Acres**\*: 0.1377

Pool: N

+++ Rounded

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



## **OWNER INFORMATION**

Current Owner:

WILLIS ABRAHAM WILLIS MARGIE

Primary Owner Address: 1224 COLVIN ST

1224 COLVIN ST

FORT WORTH, TX 76104-6902

**Deed Date:** 3/12/1962 **Deed Volume:** 0003661

**Deed Page:** 0000420

Instrument: 00036610000420

Pre	vious Owners	Date	Instrument	Deed Volume	Deed Page
WILLIS E	E;WILLIS LINCOLN	1/24/1961	00035230000572	0003523	0000572

## **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	\$83,831	\$18,000	\$101,831	\$85,053
2023	\$82,841	\$18,000	\$100,841	\$77,321
2022	\$69,186	\$5,000	\$74,186	\$70,292
2021	\$60,334	\$5,000	\$65,334	\$63,902
2020	\$72,962	\$5,000	\$77,962	\$58,093

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.