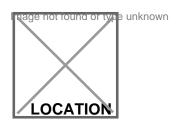


Property Information | PDF Account Number: 02614251



Address: 1248 COLVIN AVE

City: FORT WORTH

**Georeference:** 36920-31-12

Subdivision: RYAN SOUTHEAST ADDITION

Neighborhood Code: 1H080A

**Latitude:** 32.7136683032 **Longitude:** -97.3105752471

**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 12 & 13

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: 1947

Personal Property Account: N/A

Agent: None

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

**Site Number:** 02614251

Site Name: RYAN SOUTHEAST ADDITION-31-12-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 840
Percent Complete: 100%

Land Sqft\*: 12,000 Land Acres\*: 0.2754

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:
RICO SERGIO
RICO ANGELICA RICO
Primary Owner Address:

819 CENTRAL AVE NEWARK, TX 76071-3827 Deed Date: 5/24/2011
Deed Volume: 0000000
Deed Page: 0000000
Instrument: D211126585

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FORT WORTH CITY OF	6/5/2009	D209165377	0000000	0000000
TAYLOR JOE SAMMIE EST	3/8/1989	00095600001703	0009560	0001703
GOLDOME CREDIT CORP	12/5/1986	00091430001482	0009143	0001482
TAYLOR JOE S	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$65,784	\$32,000	\$97,784	\$97,784
2023	\$65,034	\$32,000	\$97,034	\$97,034
2022	\$54,294	\$7,500	\$61,794	\$61,794
2021	\$47,342	\$7,500	\$54,842	\$54,842
2020	\$57,633	\$7,500	\$65,133	\$65,133

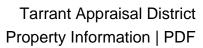
Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

There are no exemptions for this property

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



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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