



**Address:** [1256 COLVIN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36920-31-15  
**Subdivision:** RYAN SOUTHEAST ADDITION  
**Neighborhood Code:** 1H080A

**Latitude:** 32.7136724948  
**Longitude:** -97.3101700923  
**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 15

**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:** 1953

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02614286

**Site Name:** RYAN SOUTHEAST ADDITION-31-15

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 848

**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:**  
HOME SOLUTIONS PARTNERS III REO, LLC  
**Primary Owner Address:**  
1256 COLVIN AVE  
FORT WORTH, TX 76104

**Deed Date:** 1/30/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D215033725](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRANT TIMOTHY	6/27/2005	<a href="#">D205357869</a>	0000000	0000000
MACK J INC	4/6/2005	<a href="#">D205098728</a>	0000000	0000000
ACTIVE HOMEBUYERS INC	1/29/2005	<a href="#">D205036801</a>	0000000	0000000
TRED PROPERTIES LP	1/28/2005	<a href="#">D205036804</a>	0000000	0000000
REO PROPERTY COMPANY LP	8/5/2004	<a href="#">D205036803</a>	0000000	0000000
UMTH LENDING CO	8/3/2004	<a href="#">D205036802</a>	0000000	0000000
MAXWELL KEENAN	10/17/2003	<a href="#">D203400405</a>	0000000	0000000
THE ACCURATE GROUP LLC	10/14/2003	<a href="#">D203400400</a>	0000000	0000000
MOHAMMED ABDULAH	1/10/2000	00141730000456	0014173	0000456
POUNDS ANNA L;POUNDS LONNIE	1/8/1993	00109490001741	0010949	0001741
CAMPBELL A K;CAMPBELL T S ROUTH	10/9/1992	00108350002285	0010835	0002285
SECRETARY OF HUD	6/10/1992	00106780002371	0010678	0002371
CRAM MTG SERVICE INC	6/2/1992	00106540002310	0010654	0002310
HOLLAND INA;HOLLAND RICHARD	2/3/1984	00077360002076	0007736	0002076
HUD	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$67,721	\$18,000	\$85,721	\$85,721
2023	\$66,948	\$18,000	\$84,948	\$84,948
2022	\$56,129	\$5,000	\$61,129	\$61,129
2021	\$49,120	\$5,000	\$54,120	\$54,120
2020	\$59,284	\$5,000	\$64,284	\$64,284

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

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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.