



Address: [1260 COLVIN AVE](#)
City: FORT WORTH
Georeference: 36920-31-16
Subdivision: RYAN SOUTHEAST ADDITION
Neighborhood Code: 1H080A

Latitude: 32.7136727001
Longitude: -97.3099968255
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 16

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: 02614294

Site Name: RYAN SOUTHEAST ADDITION-31-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 750

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:
HINEX BENNYE FAYE PERRY
Primary Owner Address:
1260 COLVIN ST
FORT WORTH, TX 76104-6902

Deed Date: 11/25/2006
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D207189922](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HINEX BENNEYE;HINEX RICKEY EST	5/16/2000	00143620000050	0014362	0000050
HINEX RICKEY	10/9/1986	00087120000085	0008712	0000085
BOND RENELL	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	\$61,950	\$18,000	\$79,950	\$54,260
2023	\$61,287	\$18,000	\$79,287	\$49,327
2022	\$51,396	\$5,000	\$56,396	\$44,843
2021	\$45,004	\$5,000	\$50,004	\$40,766
2020	\$40,539	\$5,000	\$45,539	\$37,060

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.