



**Address:** [1525 COLVIN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36920-21-19  
**Subdivision:** RYAN SOUTHEAST ADDITION  
**Neighborhood Code:** 1H080A

**Latitude:** 32.7142025844  
**Longitude:** -97.304244317  
**TAD Map:** 2060-380  
**MAPSCO:** TAR-077V



This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** RYAN SOUTHEAST ADDITION  
Block 21 Lot 19

**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:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 04695429

**Site Name:** RYAN SOUTHEAST ADDITION-21-19

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 1,850

**Land Acres<sup>\*</sup>:** 0.0424

**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:**  
MUNOZ CARLOS

**Primary Owner Address:**  
863 HOUSE ST  
FORT WORTH, TX 76103-4113

**Deed Date:** 8/28/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218198949](#)

| Previous Owners             | Date       | Instrument                 | Deed Volume | Deed Page |
|-----------------------------|------------|----------------------------|-------------|-----------|
| FORT WORTH CITY OF          | 4/2/2014   | <a href="#">D214077894</a> | 0000000     | 0000000   |
| RIOS GILBERT P EST;RIOS KAY | 2/24/2002  | 00154930000190             | 0015493     | 0000190   |
| MAYS JEAN V                 | 6/17/1993  | 00000000000000             | 0000000     | 0000000   |
| MAYS BARNEY E               | 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 | \$0                | \$5,550     | \$5,550      | \$5,550                      |
| 2023 | \$0                | \$5,550     | \$5,550      | \$5,550                      |
| 2022 | \$0                | \$2,500     | \$2,500      | \$2,500                      |
| 2021 | \$0                | \$2,500     | \$2,500      | \$2,500                      |
| 2020 | \$0                | \$2,500     | \$2,500      | \$2,500                      |

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.