

Tarrant Appraisal District Property Information | PDF

Account Number: 41411080

Address: 1261 COLVIN AVE

City: FORT WORTH

Georeference: 36920-24-17

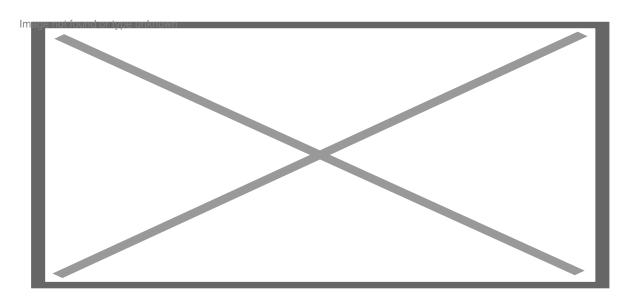
Subdivision: RYAN SOUTHEAST ADDITION

Neighborhood Code: 1H080A

Latitude: 32.7141628377 Longitude: -97.309976849 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 24 Lot 17 20% UNDIVIDED INTEREST

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: 1944

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02612585

Site Name: RYAN SOUTHEAST ADDITION-24-17-50

Site Class: A1 - Residential - Single Family

Parcels: 3

Approximate Size+++: 803
Percent Complete: 100%

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

Pool: N

+++ Rounded

03-15-2025 Page 1

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



OWNER INFORMATION

Current Owner: WILLIAMS MARY L Primary Owner Address:

1261 COLVIN ST

FORT WORTH, TX 76104-6903

Deed Date: 3/23/1990

Deed Volume: 0000000 **Deed Page:** 0000000

Instrument: D193188919

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	\$7,039	\$3,600	\$10,639	\$6,774
2023	\$6,792	\$3,600	\$10,392	\$6,158
2022	\$5,553	\$1,000	\$6,553	\$5,598
2021	\$4,744	\$1,000	\$5,744	\$5,089
2020	\$4,595	\$1,000	\$5,595	\$4,626

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.

03-15-2025 Page 2

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