



**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<sup>+++</sup>:** 803

**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:**

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 <sup>+</sup>
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.

+ 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.