



**Address:** [1713 COLEMAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 7660-4-12C  
**Subdivision:** COLLEGE HEIGHTS ADDITION-FW  
**Neighborhood Code:** 1H040N

**Latitude:** 32.7275946534  
**Longitude:** -97.2592446798  
**TAD Map:** 2072-384  
**MAPSCO:** TAR-079N



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** COLLEGE HEIGHTS ADDITION-FW Block 4 Lot 12C

**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:** 5/24/2024

**Site Number:** 00561622  
**Site Name:** COLLEGE HEIGHTS ADDITION-FW-4-12C  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 831  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,500  
**Land Acres<sup>\*</sup>:** 0.1721  
**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:**  
WALT JOHN  
**Primary Owner Address:**  
5825 WICHITA ST  
FORT WORTH, TX 76119-6636

**Deed Date:** 6/24/1992  
**Deed Volume:** 0010701  
**Deed Page:** 0000101  
**Instrument:** 00107010000101

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ADMINISTRATOR VETERAN AFFAIRS	2/4/1992	00105230000717	0010523	0000717
RIDINGS CHARLES JR;RIDINGS CHRISTIN	9/2/1987	00090640001758	0009064	0001758
ADMINISTRATOR VETERAN AFFAIRS	2/3/1987	00088300001381	0008830	0001381
SPENCER CURTIS W	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	\$63,780	\$22,500	\$86,280	\$86,280
2024	\$63,780	\$22,500	\$86,280	\$86,280
2023	\$63,792	\$22,500	\$86,292	\$86,292
2022	\$65,360	\$2,000	\$67,360	\$67,360
2021	\$53,877	\$2,000	\$55,877	\$55,877
2020	\$33,000	\$2,000	\$35,000	\$35,000

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.