



Address: [2315 COLONIAL PKWY](#)
City: FORT WORTH
Georeference: 7795-7-4
Subdivision: COLONIAL HILLS ADDITION
Neighborhood Code: 4T001A

Latitude: 32.718266301
Longitude: -97.367382398
TAD Map: 2036-380
MAPSCO: TAR-076S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COLONIAL HILLS ADDITION
Block 7 Lot 4 E 93' LOT 4

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: 1946
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 00579947
Site Name: COLONIAL HILLS ADDITION-7-4-11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,417
Percent Complete: 100%
Land Sqft^{*}: 5,850
Land Acres^{*}: 0.1342
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:
MANN TERRY B
MANN ALLANA A
Primary Owner Address:
2315 COLONIAL PKWY
FORT WORTH, TX 76109-1030

Deed Date: 3/29/1996
Deed Volume: 0012313
Deed Page: 0001523
Instrument: 00123130001523

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------|------------|------------------|-------------|-----------|
| HUTCHISON VERA | 5/23/1984 | 0000000000000000 | 0000000 | 0000000 |
| HUTCHISON D W | 12/31/1900 | 0000000000000000 | 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 | \$244,307 | \$351,000 | \$595,307 | \$595,307 |
| 2024 | \$244,307 | \$351,000 | \$595,307 | \$595,307 |
| 2023 | \$273,764 | \$351,000 | \$624,764 | \$624,764 |
| 2022 | \$244,717 | \$351,000 | \$595,717 | \$595,717 |
| 2021 | \$262,221 | \$351,000 | \$613,221 | \$613,221 |
| 2020 | \$213,238 | \$660,000 | \$873,238 | \$830,128 |

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.