



Address: [1963 COLLEGE AVE](#)
City: FORT WORTH
Georeference: 8670--C
Subdivision: CRENSHAW SUBDIVISION
Neighborhood Code: 4T050C

Latitude: 32.7223976125
Longitude: -97.3348477267
TAD Map: 2048-384
MAPSCO: TAR-076R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CRENSHAW SUBDIVISION Lot C

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: 1926

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$415,000

Protest Deadline Date: 7/12/2024

Site Number: 00651885

Site Name: CRENSHAW SUBDIVISION-C

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,737

Percent Complete: 100%

Land Sqft^{*}: 5,067

Land Acres^{*}: 0.1163

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:

DUFFY RACHEL NICOLE

Primary Owner Address:

1963 COLLEGE AVE
FORT WORTH, TX 76110

Deed Date: 7/31/2020

Deed Volume:

Deed Page:

Instrument: [D220185096](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCRACKEN THOMAS L;MCCRACKEN LEA M	4/8/2020	D220081202		
FOURSQUARE AT FAIRMOUNT LLC	2/7/2019	D219028466		
LIPSETT STEPHEN J;LIPSETT T GUGGER	12/13/1988	00094620001659	0009462	0001659
STEVENS RAY C	12/12/1988	00094620001603	0009462	0001603
MASON ROBERT C ETAL	3/4/1985	00081080001024	0008108	0001024
CARNEY JERRY C	12/31/1900	0000000000000000	0000000	0000000
RAY C STEVESN	12/30/1900	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	\$281,513	\$111,487	\$393,000	\$393,000
2024	\$303,513	\$111,487	\$415,000	\$401,523
2023	\$298,513	\$111,487	\$410,000	\$365,021
2022	\$273,819	\$75,000	\$348,819	\$331,837
2021	\$226,670	\$75,000	\$301,670	\$301,670
2020	\$60,280	\$75,000	\$135,280	\$135,280

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.