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**Address:** [1301 COLVIN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36920-23-13  
**Subdivision:** RYAN SOUTHEAST ADDITION  
**Neighborhood Code:** 1H080A

**Latitude:** 32.7141535784  
**Longitude:** -97.309629533  
**TAD Map:** 2054-380  
**MAPSCO:** TAR-077U



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

## PROPERTY DATA

**Legal Description:** RYAN SOUTHEAST ADDITION  
Block 23 Lot 13

**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:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$18,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02612399

**Site Name:** RYAN SOUTHEAST ADDITION-23-13

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**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:**

FARNSWORTH ASSOCIATES LLC, SERIES 1301

**Primary Owner Address:**

6750 LOCKE AVE  
FORT WORTH, TX 76116

**Deed Date:** 6/1/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222253270](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RNA FINANCIAL LLC	2/7/2017	<a href="#">D217039588</a>		
HINEX BENNYE F P	6/26/2015	<a href="#">D215154454</a>		
RASO TIM	7/7/2014	<a href="#">D214163409</a>		
A NEW HOME 4 U INC	6/30/2014	<a href="#">D214138046</a>	0000000	0000000
HINEX BENNYE FAYE PERRY	11/25/2006	<a href="#">D207189922</a>	0000000	0000000
HINEX RICKEY	4/4/2001	00148160000168	0014816	0000168
HOBBS SYLVESTER	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	\$0	\$18,000	\$18,000	\$16,560
2024	\$0	\$18,000	\$18,000	\$13,800
2023	\$0	\$11,500	\$11,500	\$11,500
2022	\$0	\$5,000	\$5,000	\$5,000
2021	\$0	\$5,000	\$5,000	\$5,000
2020	\$0	\$5,000	\$5,000	\$5,000

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.