



Address: [812 COLVIN AVE](#)
City: FORT WORTH
Georeference: 36920-28-12-10
Subdivision: RYAN SOUTHEAST ADDITION
Neighborhood Code: 1H080A

Latitude: 32.7136209561
Longitude: -97.3189944605
TAD Map: 2054-380
MAPSCO: TAR-077T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RYAN SOUTHEAST ADDITION
Block 28 E55' 12

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: 1939

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$101,624

Protest Deadline Date: 5/24/2024

Site Number: 02613441

Site Name: RYAN SOUTHEAST ADDITION-28-12-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,182

Percent Complete: 100%

Land Sqft^{*}: 6,600

Land Acres^{*}: 0.1515

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:

HARRISON CATHERINE D

Primary Owner Address:

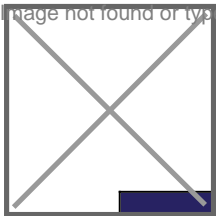
812 COLVIN ST
FORT WORTH, TX 76104-6810

Deed Date: 8/11/1999

Deed Volume: 0013971

Deed Page: 0000445

Instrument: 00139710000445



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOVELY DERPHINE;LOVELY OTIS	6/19/1986	00085850001612	0008585	0001612
GILBERT C LOVELY	12/31/1900	000000000000000	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	\$81,824	\$19,800	\$101,624	\$85,853
2024	\$81,824	\$19,800	\$101,624	\$78,048
2023	\$80,874	\$19,800	\$100,674	\$70,953
2022	\$67,435	\$5,000	\$72,435	\$64,503
2021	\$58,732	\$5,000	\$63,732	\$58,639
2020	\$71,480	\$5,000	\$76,480	\$53,308

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.