



**Address:** [1040 COLVIN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36920-30-11  
**Subdivision:** RYAN SOUTHEAST ADDITION  
**Neighborhood Code:** 1H080A

**Latitude:** 32.7136538436  
**Longitude:** -97.313913989  
**TAD Map:** 2054-380  
**MAPSCO:** TAR-077U



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 30 Lot 11

**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:** 1948

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 02613859

**Site Name:** RYAN SOUTHEAST ADDITION-30-11

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,022

**Percent Complete:** 100%

**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:**

715 PAULA A SERIES OF NEXTERA PROPERTIES LLC

**Primary Owner Address:**

PO BOX 1242  
BRIDGEPORT, TX 76426

**Deed Date:** 12/22/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221373498](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
1040 COLVIN, A SERIES OF NEXTERA PROPERTIES LLC	7/22/2019	<a href="#">D219160951</a>		
NEXTERA PROPERTIES LLC	5/3/2019	<a href="#">D219098148</a>		
ADAMS EDWARD LEE;BROOKS CHARLOTTE ANN;MAYFIELD DOROTHY;STEVENS BRENDA JOYCE	12/6/2012	<a href="#">D219098147</a>		
GREEN HARLIE	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 <sup>+</sup>
2025	\$124,819	\$18,000	\$142,819	\$142,819
2024	\$153,000	\$18,000	\$171,000	\$171,000
2023	\$153,000	\$18,000	\$171,000	\$171,000
2022	\$105,000	\$5,000	\$110,000	\$110,000
2021	\$105,000	\$5,000	\$110,000	\$110,000
2020	\$105,365	\$4,635	\$110,000	\$110,000

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.