



**Address:** [1116 COLVIN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36920-30-16  
**Subdivision:** RYAN SOUTHEAST ADDITION  
**Neighborhood Code:** 1H080A

**Latitude:** 32.7136587001  
**Longitude:** -97.3131044939  
**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 16

**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:** 1947

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$163,778

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

**Site Number:** 02613891

**Site Name:** RYAN SOUTHEAST ADDITION-30-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,056

**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:**

JEREMIS SMITH INVESTMENTS LLC

**Primary Owner Address:**

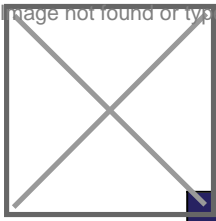
1701 FLEMMING DR  
FORT WORTH, TX 76112

**Deed Date:** 4/28/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222110885](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARTER TOMMIE JR	2/14/2016	<a href="#">D219106040</a>		
CARTER ARDEE H EST	4/13/1999	0000000000000000	0000000	0000000
CARTER TOMMIE EST	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 <sup>+</sup>
2025	\$145,778	\$18,000	\$163,778	\$163,778
2024	\$145,778	\$18,000	\$163,778	\$152,567
2023	\$109,139	\$18,000	\$127,139	\$127,139
2022	\$35,432	\$5,000	\$40,432	\$31,196
2021	\$30,634	\$5,000	\$35,634	\$28,360
2020	\$29,794	\$5,000	\$34,794	\$25,782

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.