



Address: [1252 COLVIN AVE](#)
City: FORT WORTH
Georeference: 36920-31-14
Subdivision: RYAN SOUTHEAST ADDITION
Neighborhood Code: 1H080A

Latitude: 32.7136693782
Longitude: -97.3103305354
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 31 Lot 14

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: 1960
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$109,367
Protest Deadline Date: 5/24/2024

Site Number: 02614278
Site Name: RYAN SOUTHEAST ADDITION-31-14
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,222
Percent Complete: 100%
Land Sqft^{*}: 6,000
Land Acres^{*}: 0.1377
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:
MANUEL HENRIETTA
Primary Owner Address:
1252 COLVIN ST
FORT WORTH, TX 76104-6902

Deed Date: 3/12/2008
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS SHIRLEY MAE	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	\$91,367	\$18,000	\$109,367	\$86,439
2024	\$91,367	\$18,000	\$109,367	\$78,581
2023	\$89,952	\$18,000	\$107,952	\$71,437
2022	\$74,243	\$5,000	\$79,243	\$64,943
2021	\$64,037	\$5,000	\$69,037	\$59,039
2020	\$63,168	\$5,000	\$68,168	\$53,672

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.