



Address: [1256 COLVIN AVE](#)
City: FORT WORTH
Georeference: 36920-31-15
Subdivision: RYAN SOUTHEAST ADDITION
Neighborhood Code: 1H080A

Latitude: 32.7136724948
Longitude: -97.3101700923
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 15

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: 1953

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02614286

Site Name: RYAN SOUTHEAST ADDITION-31-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 848

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:

DEAN HAROLD

DEAN DIANA

Primary Owner Address:

1256 COLVIN ST
FORT WORTH, TX 76104

Deed Date: 12/14/2018

Deed Volume:

Deed Page:

Instrument: [D221040195](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOME SOLUTIONS PARTNERS III REO, LLC	1/30/2015	D215033725		
GRANT TIMOTHY	6/27/2005	D205357869	0000000	0000000
MACK J INC	4/6/2005	D205098728	0000000	0000000
ACTIVE HOMEBUYERS INC	1/29/2005	D205036801	0000000	0000000
TRED PROPERTIES LP	1/28/2005	D205036804	0000000	0000000
REO PROPERTY COMPANY LP	8/5/2004	D205036803	0000000	0000000
UMTH LENDING CO	8/3/2004	D205036802	0000000	0000000
MAXWELL KEENAN	10/17/2003	D203400405	0000000	0000000
THE ACCURATE GROUP LLC	10/14/2003	D203400400	0000000	0000000
MOHAMMED ABDULAH	1/10/2000	00141730000456	0014173	0000456
POUNDS ANNA L;POUNDS LONNIE	1/8/1993	00109490001741	0010949	0001741
CAMPBELL A K;CAMPBELL T S ROUTH	10/9/1992	00108350002285	0010835	0002285
SECRETARY OF HUD	6/10/1992	00106780002371	0010678	0002371
CRAM MTG SERVICE INC	6/2/1992	00106540002310	0010654	0002310
HOLLAND INA;HOLLAND RICHARD	2/3/1984	00077360002076	0007736	0002076
HUD	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 ⁺
2025	\$67,721	\$18,000	\$85,721	\$85,721
2024	\$67,721	\$18,000	\$85,721	\$85,721
2023	\$66,948	\$18,000	\$84,948	\$84,948
2022	\$56,129	\$5,000	\$61,129	\$61,129
2021	\$49,120	\$5,000	\$54,120	\$54,120
2020	\$59,284	\$5,000	\$64,284	\$64,284

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.