



Address: [7912 COLFAX LN](#)
City: FORT WORTH
Georeference: 39315-6-4
Subdivision: SOUTH BROOK ADDITION
Neighborhood Code: 1E060B

Latitude: 32.6344956397
Longitude: -97.3285575112
TAD Map: 2048-352
MAPSCO: TAR-105J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTH BROOK ADDITION
Block 6 Lot 4

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EVERMAN ISD (904)

State Code: A

Year Built: 1990

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$255,549

Protest Deadline Date: 5/24/2024

Site Number: 02796104
Site Name: SOUTH BROOK ADDITION-6-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,441
Percent Complete: 100%
Land Sqft^{*}: 7,801
Land Acres^{*}: 0.1790
Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

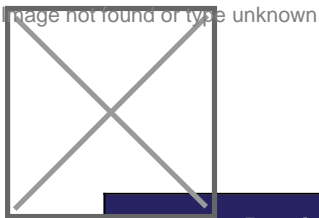
Current Owner:

ALMARAZ HERRERA CANDELARIO
ALMARAZ ERIKA

Primary Owner Address:

7912 COLFAX LN
FORT WORTH, TX 76134

Deed Date: 5/17/2024
Deed Volume:
Deed Page:
Instrument: [D224087963](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PORTILLO JIMMY	11/28/2022	D222278599		
PORTILLO JOSE L;PORTILLO MARIA	10/29/1990	00100940000651	0010094	0000651
CENTENNIAL HOMES INC	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	\$225,549	\$30,000	\$255,549	\$255,549
2024	\$225,549	\$30,000	\$255,549	\$255,549
2023	\$206,863	\$30,000	\$236,863	\$236,863
2022	\$182,829	\$30,000	\$212,829	\$212,829
2021	\$113,077	\$30,000	\$143,077	\$143,077
2020	\$113,077	\$30,000	\$143,077	\$143,077

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.