



**Address:** [1713 COLVIN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 40830-1-4  
**Subdivision:** SUNRISE PARK ADDITION  
**Neighborhood Code:** 1H080G

**Latitude:** 32.7140485496  
**Longitude:** -97.3017317234  
**TAD Map:** 2060-380  
**MAPSCO:** TAR-077V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SUNRISE PARK ADDITION  
Block 1 Lot 4

**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:** 1950

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03034348

**Site Name:** SUNRISE PARK ADDITION-1-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,409

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,095

**Land Acres<sup>\*</sup>:** 0.1628

**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:**

PEREZ CONSUELO  
MORALES PEREZ NEYRI R

**Primary Owner Address:**

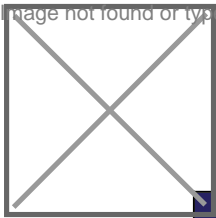
1405 WILLOW PARK  
FORT WORTH, TX 76134

**Deed Date:** 11/12/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218252556](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WALLS MAXINE D	8/20/2018	2018-PR02600-2		
WHITAKER DOROTHY	11/21/1975	000000000000000	0000000	0000000
TAYLOR ALLIE W	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	\$71,125	\$21,285	\$92,410	\$92,410
2024	\$71,125	\$21,285	\$92,410	\$92,410
2023	\$84,136	\$21,285	\$105,421	\$105,421
2022	\$78,158	\$5,000	\$83,158	\$83,158
2021	\$28,482	\$5,000	\$33,482	\$33,482
2020	\$22,400	\$5,000	\$27,400	\$27,400

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.