



Address: [1725 COLVIN AVE](#)
City: FORT WORTH
Georeference: 40830-1-7
Subdivision: SUNRISE PARK ADDITION
Neighborhood Code: 1H080G

Latitude: 32.7140102113
Longitude: -97.3012027233
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 7

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)

Site Number: 03034372
Site Name: SUNRISE PARK ADDITION-1-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,935
Percent Complete: 100%
Land Sqft^{*}: 8,250
Land Acres^{*}: 0.1893
Pool: N

State Code: A

Year Built: 1950

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$121,579

Protest Deadline Date: 5/24/2024

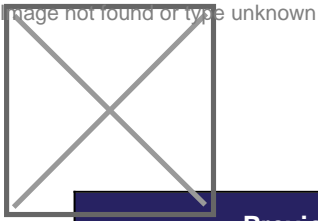
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
COLEMAN FRANCES
Primary Owner Address:
1725 COLVIN AVE
FORT WORTH, TX 76104

Deed Date: 9/10/2011
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|------------|----------------------------|-------------|-----------|
| COLEMAN FRANCIS;COLEMAN LEVI EST | 2/25/2011 | D211069335 | 0000000 | 0000000 |
| COLEMAN LEVI | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$96,829 | \$24,750 | \$121,579 | \$57,167 |
| 2024 | \$96,829 | \$24,750 | \$121,579 | \$51,970 |
| 2023 | \$114,541 | \$24,750 | \$139,291 | \$47,245 |
| 2022 | \$106,403 | \$5,000 | \$111,403 | \$42,950 |
| 2021 | \$38,776 | \$5,000 | \$43,776 | \$39,045 |
| 2020 | \$30,495 | \$5,000 | \$35,495 | \$35,495 |

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.