



**Address:** [1401 COLEMAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 7660-3-1RA2  
**Subdivision:** COLLEGE HEIGHTS ADDITION-FW  
**Neighborhood Code:** WH-Southeast Fort Worth General

**Latitude:** 32.7304249566  
**Longitude:** -97.2592825914  
**TAD Map:** 2072-384  
**MAPSCO:** TAR-079J



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** COLLEGE HEIGHTS ADDITION-FW Block 3 Lot 1RA2

**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:** F1

**Year Built:** 1974

**Personal Property Account:** N/A

**Agent:** SIMMONS PROPERTY TAX SERVICE (99604)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$391,000

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80816924  
**Site Name:** 1401 COLEMAN AVE  
**Site Class:** WHStorage - Warehouse-Storage  
**Parcels:** 1  
**Primary Building Name:** 1401 COLEMAN AVE / 40025268  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 7,000  
**Net Leasable Area<sup>+++</sup>:** 7,000  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 17,750  
**Land Acres<sup>\*</sup>:** 0.4074  
**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:**  
NGUYEN TOM  
**Primary Owner Address:**  
2307 DANBURY DR  
COLLEYVILLE, TX 76034

**Deed Date:** 6/8/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217130001](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EDMONDSON BETTY;EDMONDSON H D	1/1/2002	000000000000000	0000000	0000000



## VALUES

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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	\$275,625	\$115,375	\$391,000	\$277,200
2024	\$115,625	\$115,375	\$231,000	\$231,000
2023	\$94,625	\$115,375	\$210,000	\$210,000
2022	\$161,688	\$13,312	\$175,000	\$175,000
2021	\$126,688	\$13,312	\$140,000	\$140,000
2020	\$126,688	\$13,312	\$140,000	\$140,000

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

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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.