



Address: [1608 COLONY HILL CT](#)
City: FORT WORTH
Georeference: 40997-1-12R
Subdivision: SUTTON PLACE
Neighborhood Code: 1H030C

Latitude: 32.7555905549
Longitude: -97.2399554679
TAD Map: 2078-396
MAPSCO: TAR-065Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUTTON PLACE Block 1 Lot 12R

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: C1

Year Built: 0

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40080668

Site Name: SUTTON PLACE-1-12R

Site Class: C1 - Residential - Vacant Land

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 12,674

Land Acres^{*}: 0.2909

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:

BUSTIO MARIA

Primary Owner Address:

850 HOPE LN
IRVING, TX 75061

Deed Date: 4/7/2017

Deed Volume:

Deed Page:

Instrument: [D217096882](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NORIEGA JOSE	3/22/2007	D207111618	0000000	0000000
NRLL EAST LLC	5/20/2006	D206167999	0000000	0000000
SHERRARD KAREN PERKINS;SHERRARD SAM	1/1/2002	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	\$0	\$32,674	\$32,674	\$32,674
2024	\$0	\$32,674	\$32,674	\$32,674
2023	\$0	\$32,674	\$32,674	\$32,674
2022	\$0	\$30,000	\$30,000	\$30,000
2021	\$0	\$30,000	\$30,000	\$30,000
2020	\$0	\$30,000	\$30,000	\$30,000

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

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.