



Address: [1609 COLONY HILL CT](#)
City: FORT WORTH
Georeference: 40997-1-14R
Subdivision: SUTTON PLACE
Neighborhood Code: 1H030C

Latitude: 32.7556590471
Longitude: -97.2395815669
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 14R

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: 40080684
Site Name: SUTTON PLACE-1-14R
Site Class: C1 - Residential - Vacant Land
Parcels: 1
Approximate Size⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 19,693
Land Acres^{*}: 0.4520
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:
ALNOUBANI BASSAM
Primary Owner Address:
103 WILMINGTON CT
SOUTHLAKE, TX 76092

Deed Date: 8/15/2016
Deed Volume:
Deed Page:
Instrument: [D216186235](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JACKSON DOUGLAS;JACKSON JUN LIN	2/18/2010	D210044458	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	\$49,616	\$49,616	\$49,616
2024	\$0	\$49,616	\$49,616	\$49,616
2023	\$0	\$49,616	\$49,616	\$49,616
2022	\$0	\$37,500	\$37,500	\$37,500
2021	\$0	\$35,000	\$35,000	\$35,000
2020	\$0	\$35,000	\$35,000	\$35,000

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.