

Tarrant Appraisal District Property Information | PDF

Account Number: 40080684

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



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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.

## **OWNER INFORMATION**

Current Owner: Deed Date: 8/15/2016
ALNOUBANI BASSAM Deed Volume:

Primary Owner Address:

103 WILMINGTON CT

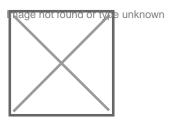
Deed Page:

SOUTHLAKE, TX 76092 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	00000000000000	0000000	0000000

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.