



Address: [1261 COLVIN AVE](#)
City: FORT WORTH
Georeference: 36920-24-17
Subdivision: RYAN SOUTHEAST ADDITION
Neighborhood Code: 1H080A

Latitude: 32.7141628377
Longitude: -97.309976849
TAD Map: 2054-380
MAPSCO: TAR-077U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RYAN SOUTHEAST ADDITION
Block 24 Lot 17 20% UNDIVIDED INTEREST

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: A
Year Built: 1944
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 02612585
Site Name: RYAN SOUTHEAST ADDITION-24-17-50
Site Class: A1 - Residential - Single Family
Parcels: 3
Approximate Size⁺⁺⁺: 803
Percent Complete: 100%
Land Sqft^{*}: 6,000
Land Acres^{*}: 0.1377
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:
MAY CONNIE
DRAYDEN WILLIAMS MARY
DRAYDEN TIMOTHY Jr
Primary Owner Address:
1533 BALTIMORE ST
MEMPHIS, TN 38114

Deed Date: 3/24/1990
Deed Volume:
Deed Page:
Instrument: [D193188919](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------|-----------|----------------------------|-------------|-----------|
| WILLIAMS MARY L | 3/23/1990 | D193188919 | 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 | \$7,039 | \$3,600 | \$10,639 | \$7,451 |
| 2024 | \$7,039 | \$3,600 | \$10,639 | \$6,774 |
| 2023 | \$6,792 | \$3,600 | \$10,392 | \$6,158 |
| 2022 | \$5,553 | \$1,000 | \$6,553 | \$5,598 |
| 2021 | \$4,744 | \$1,000 | \$5,744 | \$5,089 |
| 2020 | \$4,595 | \$1,000 | \$5,595 | \$4,626 |

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.