



Address: [1712 COLVIN AVE](#)
City: FORT WORTH
Georeference: 40830-2-5
Subdivision: SUNRISE PARK ADDITION
Neighborhood Code: 1H080G

Latitude: 32.7135464019
Longitude: -97.3018635585
TAD Map:
MAPSCO: TAR-077V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUNRISE PARK ADDITION
Block 2 Lot 5 50% 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 (900)
Site Number: 03034453
Site Name: SUNRISE PARK ADDITION Block 2 Lot 5 50% UNDIVIDED INTEREST
Site Class: A1 Residential - Single Family
Parcels: 2
Approximate Size ⁺⁺⁺: 1,143
State Code: A **Percent Complete:** 100%
Year Built: 1950 **Land Sqft** ^{*}: 7,810
Personal Property Account: N/A **Land Acres** ^{*}: 0.1792
Agent: None **Pool:** N
Notice Sent Date:
4/15/2025
Notice Value: \$44,074
Protest Deadline Date: 5/24/2024

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
TOWNSEND MICHAEL
Primary Owner Address:
1712 COLVIN ST
FORT WORTH, TX 76104
Deed Date: 7/31/2019
Deed Volume:
Deed Page:
Instrument: [D221221443](#)

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	\$32,359	\$11,715	\$44,074	\$21,736
2024	\$32,359	\$11,715	\$44,074	\$19,760
2023	\$38,086	\$11,715	\$49,801	\$17,964
2022	\$35,500	\$2,500	\$38,000	\$16,331
2021	\$13,780	\$2,500	\$16,280	\$14,846
2020	\$10,996	\$2,500	\$13,496	\$13,496

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.