



Address: [2603 LOVING AVE](#)
City: FORT WORTH
Georeference: 35260-54-2
Subdivision: ROSEN HEIGHTS FIRST FILING
Neighborhood Code: 2M110G

Latitude: 32.7920804395
Longitude: -97.3663762288
TAD Map: 2036-408
MAPSCO: TAR-062E



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

PROPERTY DATA

Legal Description: ROSEN HEIGHTS FIRST FILING
Block 54 Lot 2

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: 1926

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02531348

Site Name: ROSEN HEIGHTS FIRST FILING-54-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,372

Percent Complete: 100%

Land Sqft^{*}: 7,000

Land Acres^{*}: 0.1606

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:
VALERIANO VICTOR
Primary Owner Address:
2603 LOVING AVE
FORT WORTH, TX 76164-6861

Deed Date: 1/9/2002
Deed Volume: 0015387
Deed Page: 0000107
Instrument: 00153870000107

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VALERIANO RITA;VALERIANO VICTOR	5/7/1993	00110490000923	0011049	0000923
BARTON BLAIR A	5/6/1993	00110490000921	0011049	0000921
CAPITAL PLUS INC	5/5/1993	00110490000918	0011049	0000918
FEDERAL NATIONAL MTG ASSN	5/4/1993	00110490000915	0011049	0000915
INDEPENDENCE ONE MTG CORP	4/6/1993	00110240000998	0011024	0000998
AGUILLON ELISEO;AGUILLON GABRIELA	2/19/1987	00088460002158	0008846	0002158
CUDD BEVERLY JO	1/10/1986	00084240002108	0008424	0002108
JOSIE M BRADFORD	12/31/1900	00000000000000	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	\$0	\$0	\$0
2024	\$129,046	\$49,000	\$178,046	\$126,151
2023	\$142,598	\$35,000	\$177,598	\$114,683
2022	\$124,678	\$13,000	\$137,678	\$104,257
2021	\$93,803	\$13,000	\$106,803	\$94,779
2020	\$75,606	\$13,000	\$88,606	\$86,163

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.