



**Address:** [3603 CLINTON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 45095-15-12  
**Subdivision:** WASHINGTON HEIGHTS ADDITION  
**Neighborhood Code:** 2M100B

**Latitude:** 32.8099708828  
**Longitude:** -97.3547903201  
**TAD Map:** 2042-412  
**MAPSCO:** TAR-048X



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

## PROPERTY DATA

**Legal Description:** WASHINGTON HEIGHTS  
ADDITION Block 15 Lot 12

**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:** 1960

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 03298701

**Site Name:** WASHINGTON HEIGHTS ADDITION-15-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,449

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**Pool:** N

<sup>+++</sup> Rounded.

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



## OWNER INFORMATION

**Current Owner:**

SANCHEZ DAVID O  
SANCHEZ TERESA

**Deed Date:** 3/30/1989

**Deed Volume:** 0009576

**Primary Owner Address:**

3600 CLINTON AVE  
FORT WORTH, TX 76106-4361

**Deed Page:** 0001391

**Instrument:** 00095760001391

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANCHEZ ANGELA	1/4/1983	00074210001546	0007421	0001546
SANCHEZ JOE VICTOR	3/9/1977	00061890000272	0006189	0000272
SANCHEZ ESTHER;SANCHEZ JOSE R	7/13/1965	00040920000633	0004092	0000633

## 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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$113,000	\$42,000	\$155,000	\$155,000
2023	\$105,000	\$30,000	\$135,000	\$135,000
2022	\$120,512	\$13,000	\$133,512	\$133,512
2021	\$80,322	\$13,000	\$93,322	\$93,322
2020	\$74,036	\$13,000	\$87,036	\$87,036

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.