



**Address:** [4625 WASHBURN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 6980-7-13  
**Subdivision:** CHAMBERLAIN ARLINGTON HTS 1ST  
**Neighborhood Code:** M4C02C

**Latitude:** 32.7430518732  
**Longitude:** -97.3887521518  
**TAD Map:** 2030-388  
**MAPSCO:** TAR-075F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CHAMBERLAIN ARLINGTON  
HTS 1ST Block 7 Lot 13 & 14 PORTION WITH  
EXEMPTION 50% OF VALUE

**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:** B

**Year Built:** 1975

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$254,689

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00472115

**Site Name:** CHAMBERLAIN ARLINGTON HTS 1ST-7-13-E1

**Site Class:** B - Residential - Multifamily

**Parcels:** 2

**Approximate Size<sup>+++</sup>:** 2,640

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**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:**

SIVALLS SUSAN N

**Primary Owner Address:**

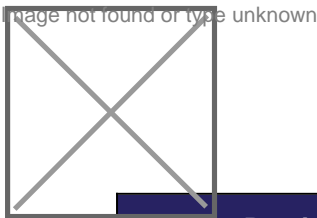
4625 WASHBURN AVE  
FORT WORTH, TX 76107-3730

**Deed Date:** 3/29/1994

**Deed Volume:** 0011527

**Deed Page:** 0000646

**Instrument:** 00115270000646



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIVALLS MURTLE EST	4/27/1993	000000000000000	0000000	0000000
SIVALLS MURTLE B ESTATE	7/28/1990	00098030001736	0009803	0001736
SIVALLS MYRTLE B	12/28/1989	00098030001736	0009803	0001736
SIVALLS MYRTLE B	8/9/1989	00096690002351	0009669	0002351
SIVALLS ROBERT J	9/12/1984	00079500000019	0007950	0000019
GROCE B B DANIEL III;GROCE G L	12/31/1900	000000000000000	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 <sup>+</sup>
2025	\$129,689	\$125,000	\$254,689	\$254,689
2024	\$129,689	\$125,000	\$254,689	\$253,034
2023	\$105,031	\$125,000	\$230,031	\$230,031
2022	\$101,996	\$125,000	\$226,996	\$226,996
2021	\$83,264	\$125,000	\$208,264	\$208,264
2020	\$83,323	\$125,000	\$208,323	\$208,323

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.