



Address: [1603 WASHINGTON AVE](#)
City: FORT WORTH
Georeference: 9230-2-3
Subdivision: DANIEL, J B ADDITION
Neighborhood Code: 4T050C

Latitude: 32.7272376037
Longitude: -97.3356906448
TAD Map: 2048-384
MAPSCO: TAR-076R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: DANIEL, J B ADDITION Block 2
Lot 3

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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$363,993

Protest Deadline Date: 7/12/2024

Site Number: 00694746

Site Name: DANIEL, J B ADDITION-2-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,102

Percent Complete: 100%

Land Sqft^{*}: 5,000

Land Acres^{*}: 0.1147

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:

SEMPLE JAY M

SEMPLE MEAGHAN

Primary Owner Address:

1603 WASHINGTON AVE
FORT WORTH, TX 76104-4552

Deed Date: 7/10/2012

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D212196891](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JIMENEZ AUDELIA	9/8/2005	D205295419	0000000	0000000
ESPINOZA HECTOR	3/22/2004	D204091243	0000000	0000000
CANO JUAN	1/12/1996	00122330001557	0012233	0001557
PORTER RUBY DELL	1/11/1996	00122330001555	0012233	0001555
VASQUEZ LILIA PEREZ	12/6/1990	00101180002388	0010118	0002388
PORTER RUBY D	12/4/1990	00101150001184	0010115	0001184
VARGAS GEORGIA;VARGAS JOE	4/21/1983	00074910001856	0007491	0001856
PORTER RUBY D	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	\$253,993	\$110,000	\$363,993	\$214,645
2024	\$253,993	\$110,000	\$363,993	\$195,132
2023	\$306,195	\$110,000	\$416,195	\$177,393
2022	\$266,949	\$75,000	\$341,949	\$161,266
2021	\$269,290	\$75,000	\$344,290	\$146,605
2020	\$217,007	\$75,000	\$292,007	\$133,277

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.