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Address: [601 CHICAGO AVE](#)
City: FORT WORTH
Georeference: 13910-5-1A
Subdivision: FISHBURN LITTLE FARMS ADDITION
Neighborhood Code: 1H040J

Latitude: 32.7385194095
Longitude: -97.2648260725
TAD Map: 2072-388
MAPSCO: TAR-078H



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

PROPERTY DATA

Legal Description: FISHBURN LITTLE FARMS
ADDITION Block 5 Lot 1A

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)

Site Number: 00937401

Site Name: FISHBURN LITTLE FARMS ADDITION-5-1A

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++ : 1,056

Percent Complete: 100%

Land Sqft* : 9,792

Land Acres* : 0.2247

Pool: N

State Code: A

Year Built: 1925

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$210,171

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:

CERVANES EDUARDO

CERVANES ZAIRA

Primary Owner Address:

601 CHICAGO AVE
FORT WORTH, TX 76103-3906

Deed Date: 5/23/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205152467](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------------------|------------|-----------------|-------------|-----------|
| MANJARREZ AMALIA;MANJARREZ FRANCISCO | 5/2/1995 | 00119560001861 | 0011956 | 0001861 |
| MORRIS ELVIS E | 4/11/1990 | 00098970001877 | 0009897 | 0001877 |
| STORY BEATRICE J | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$180,795 | \$29,376 | \$210,171 | \$93,116 |
| 2024 | \$180,795 | \$29,376 | \$210,171 | \$84,651 |
| 2023 | \$152,475 | \$29,376 | \$181,851 | \$76,955 |
| 2022 | \$140,081 | \$5,000 | \$145,081 | \$69,959 |
| 2021 | \$120,951 | \$5,000 | \$125,951 | \$63,599 |
| 2020 | \$98,763 | \$5,000 | \$103,763 | \$57,817 |

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.