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**Address:** [1609 CLINTON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 30000-102-28  
**Subdivision:** NORTH FORT WORTH  
**Neighborhood Code:** 2M110B

**Latitude:** 32.7797206169  
**Longitude:** -97.3524664421  
**TAD Map:** 2042-404  
**MAPSCO:** TAR-062K



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

## PROPERTY DATA

**Legal Description:** NORTH FORT WORTH Block  
102 Lot 28

**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:** 1910

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$268,421

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

**Site Number:** 01910817

**Site Name:** NORTH FORT WORTH-102-28

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,470

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,000

**Land Acres<sup>\*</sup>:** 0.1606

**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:**

LABRADA JOSE LUIS JUAREZ  
VILLAVICENCIO MARIA SIGALA

**Primary Owner Address:**

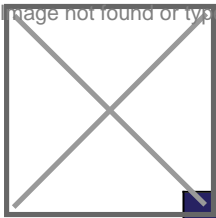
1609 CLINTON AVE  
FORT WORTH, TX 76164

**Deed Date:** 12/28/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218283708](#)



| Previous Owners     | Date       | Instrument      | Deed Volume | Deed Page |
|---------------------|------------|-----------------|-------------|-----------|
| ELDER WADE L        | 12/9/1985  | 00083930002040  | 0008393     | 0002040   |
| MRS E L ELDERS BUNA | 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 | \$219,421          | \$49,000    | \$268,421    | \$194,886                    |
| 2024 | \$219,421          | \$49,000    | \$268,421    | \$177,169                    |
| 2023 | \$260,818          | \$35,000    | \$295,818    | \$161,063                    |
| 2022 | \$131,421          | \$15,000    | \$146,421    | \$146,421                    |
| 2021 | \$132,070          | \$15,000    | \$147,070    | \$147,070                    |
| 2020 | \$126,231          | \$15,000    | \$141,231    | \$141,231                    |

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.