



Address: [3617 CLINTON AVE](#)
City: FORT WORTH
Georeference: 45095-15-19
Subdivision: WASHINGTON HEIGHTS ADDITION
Neighborhood Code: 2M100B

Latitude: 32.8109312304
Longitude: -97.3547816334
TAD Map: 2042-416
MAPSCO: TAR-048X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WASHINGTON HEIGHTS
ADDITION Block 15 Lot 19

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: 03298787

Site Name: WASHINGTON HEIGHTS ADDITION-15-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,608

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

Pool: N

State Code: A

Year Built: 1950

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$204,870

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:

DURAN LUIS ERICK

DURAN AMY JAQUELIN

Primary Owner Address:

3617 CLINTON AVE

FORT WORTH, TX 76106

Deed Date: 2/28/2024

Deed Volume:

Deed Page:

Instrument: [D224034993](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PARK VALLEY PROPERTIES INVESTOR LLC	7/28/2023	D223146732 CWD		
FONSECA ELIZABETH CHAPA	11/10/2021	D223146733 CWD		
FONSECA ROBERT ROY	5/16/2016	D222118328		
FONSECA VICTORIA EST	3/30/1992	00105790001575	0010579	0001575
FONSECA ROBERT ROY	9/16/1988	00093820000574	0009382	0000574
FONSECA ARTHUR;FONSECA VICTORIA	3/26/1956	00029730000384	0002973	0000384

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	\$162,870	\$42,000	\$204,870	\$204,870
2024	\$162,870	\$42,000	\$204,870	\$204,870
2023	\$128,521	\$30,000	\$158,521	\$158,521
2022	\$129,659	\$13,000	\$142,659	\$142,659
2021	\$86,419	\$13,000	\$99,419	\$99,419
2020	\$79,656	\$13,000	\$92,656	\$92,656

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.