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**Address:** [3502 CLINTON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 45095-21-9  
**Subdivision:** WASHINGTON HEIGHTS ADDITION  
**Neighborhood Code:** 2M100B

**Latitude:** 32.8085735679  
**Longitude:** -97.3542322494  
**TAD Map:** 2042-412  
**MAPSCO:** TAR-048X



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

## PROPERTY DATA

**Legal Description:** WASHINGTON HEIGHTS  
ADDITION Block 21 Lot 9

**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:** 1950

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$121,619

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

**Site Number:** 03299937

**Site Name:** WASHINGTON HEIGHTS ADDITION-21-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 538

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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:**

MONTES ALEJANDRO

**Primary Owner Address:**

3502 CLINTON AVE  
FORT WORTH, TX 76106

**Deed Date:** 7/15/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221204335](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CANO LEOBARDO	3/6/2020	<a href="#">D216078073</a>		
FLORES ZOILA CANO	4/14/2016	<a href="#">D216078073</a>		
CANO SOILA F	8/25/1981	000000000000000	0000000	0000000
CANO LEOBARDO F;CANO SOILA F	12/31/1900	00061080000277	0006108	0000277

## 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	\$79,619	\$42,000	\$121,619	\$101,666
2024	\$79,619	\$42,000	\$121,619	\$92,424
2023	\$62,828	\$30,000	\$92,828	\$84,022
2022	\$63,384	\$13,000	\$76,384	\$76,384
2021	\$42,246	\$13,000	\$55,246	\$55,246
2020	\$38,940	\$13,000	\$51,940	\$43,162

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.