



**Address:** [2306 CLINTON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 12600-3-21-30  
**Subdivision:** ELLIS, M G ADDITION  
**Neighborhood Code:** 2M110D

**Latitude:** 32.7867646599  
**Longitude:** -97.3525047355  
**TAD Map:** 2042-404  
**MAPSCO:** TAR-062K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ELLIS, M G ADDITION Block 3  
Lot 21 S20'21N13'22 BLK 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:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$32,340

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

**Site Number:** 00825883

**Site Name:** ELLIS, M G ADDITION-3-21-30

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 0

**Percent Complete:** 0%

**Land Sqft** <sup>\*</sup>: 4,620

**Land Acres** <sup>\*</sup>: 0.1060

**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:**

CASTANON ADRIAN

**Primary Owner Address:**

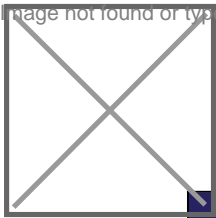
2308 CLINTON AVE  
FORT WORTH, TX 76164-8126

**Deed Date:** 12/9/1991

**Deed Volume:** 0010553

**Deed Page:** 0000935

**Instrument:** 00105530000935



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FORT WORTH CITY OF	8/11/1989	00098050001063	0009805	0001063
DOWDY SARAH	12/31/1900	000000000000000	0000000	0000000
SARAH CHAMBLESS	12/30/1900	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	\$0	\$32,340	\$32,340	\$32,340
2024	\$0	\$32,340	\$32,340	\$27,720
2023	\$0	\$23,100	\$23,100	\$23,100
2022	\$0	\$13,000	\$13,000	\$13,000
2021	\$0	\$13,000	\$13,000	\$13,000
2020	\$0	\$13,000	\$13,000	\$13,000

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

There are no exemptions for this property

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.