



**Address:** [2509 CLINTON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 12600-24-5  
**Subdivision:** ELLIS, M G ADDITION  
**Neighborhood Code:** 2M110D

**Latitude:** 32.7906023612  
**Longitude:** -97.3532144835  
**TAD Map:** 2042-408  
**MAPSCO:** TAR-062F



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 24  
Lot 5

**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:** 1922

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$196,984

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

**Site Number:** 00829714

**Site Name:** ELLIS, M G ADDITION-24-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,150

**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:**

CHAN JOSE F

**Primary Owner Address:**

2509 CLINTON AVE  
FORT WORTH, TX 76164-7122

**Deed Date:** 4/2/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212084782](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAPITAL PLUS I LTD	1/3/2012	<a href="#">D212000874</a>	0000000	0000000
GUZMAN JOSE LUIS	11/21/2008	<a href="#">D208439339</a>	0000000	0000000
CAPITAL PLUS I LTD	10/21/2008	<a href="#">D208412423</a>	0000000	0000000
IB PROPERTY HOLDINGS LLC	9/2/2008	<a href="#">D208352651</a>	0000000	0000000
JUAREZ SIMILIANO	1/30/2007	<a href="#">D207035173</a>	0000000	0000000
CAPITAL PLUS I LTD	8/7/2006	<a href="#">D206246850</a>	0000000	0000000
JOHNSON LILLIE MAY EST	6/8/1953	00025760000409	0002576	0000409

## 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	\$147,984	\$49,000	\$196,984	\$127,731
2024	\$147,984	\$49,000	\$196,984	\$116,119
2023	\$144,512	\$35,000	\$179,512	\$105,563
2022	\$115,294	\$13,000	\$128,294	\$95,966
2021	\$103,174	\$13,000	\$116,174	\$87,242
2020	\$77,809	\$13,000	\$90,809	\$79,311

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.