



Address: [2713 CLINTON AVE](#)
City: FORT WORTH
Georeference: 12600-44-7-30
Subdivision: ELLIS, M G ADDITION
Neighborhood Code: OFC-Northwest Tarrant County

Latitude: 32.7945244502
Longitude: -97.3531765176
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 44
Lot 7 N38'7& S4'LT8

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: C1C

Year Built: 0

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$12,348

Protest Deadline Date: 5/31/2024

Site Number: 80065538
Site Name: 80065538
Site Class: LandVacantComm - Vacant Land -Commercial
Parcels: 1
Primary Building Name:
Primary Building Type:
Gross Building Area⁺⁺⁺: 0
Net Leasable Area⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 5,880
Land Acres^{*}: 0.1349
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:
TEXAS TRINITY TRUST LLC
Primary Owner Address:
1222 OXFORD ST
RIVER OAKS, TX 76114

Deed Date: 12/17/2019
Deed Volume:
Deed Page:
Instrument: [D219297034](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ZAMARRIPA IVAN;ZAMARRIPA PATRICIA	9/25/2018	D218214776		
OROZCO CIPRIANO	10/2/2003	D203377701	0000000	0000000
OCHOA KRISTINA RENEE	2/13/2001	00147390000432	0014739	0000432
OCHOA TERRENCE LEE	9/17/1997	00129240000725	0012924	0000725
INDEPENDENT REAL EST BROKERS	8/20/1990	00100350000405	0010035	0000405
SALINAS GABRIEL	12/31/1900	00000000000000	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 ⁺
2025	\$0	\$12,348	\$12,348	\$12,348
2024	\$0	\$12,348	\$12,348	\$12,348
2023	\$0	\$12,348	\$12,348	\$12,348
2022	\$0	\$12,348	\$12,348	\$12,348
2021	\$0	\$12,348	\$12,348	\$12,348
2020	\$0	\$12,348	\$12,348	\$12,348

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.