



**Address:** [2203 MARKET AVE](#)  
**City:** FORT WORTH  
**Georeference:** 38450-4-2  
**Subdivision:** SHIRLEY, J W ADDITION  
**Neighborhood Code:** 2M110C

**Latitude:** 32.7848074644  
**Longitude:** -97.3617731884  
**TAD Map:** 2042-404  
**MAPSCO:** TAR-062J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SHIRLEY, J W ADDITION Block  
4 Lot 2

**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:** 1923

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$194,074

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

**Site Number:** 02749785

**Site Name:** SHIRLEY, J W ADDITION-4-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,266

**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:**

ARRATIA MANUEL

**Primary Owner Address:**

2203 MARKET AVE  
FORT WORTH, TX 76164

**Deed Date:** 11/16/2010

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215225916](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARRATIA MARTHA EST	10/11/1999	00140500000186	0014050	0000186
ALVARADO NATALIA	12/15/1987	00091510001151	0009151	0001151
BRADLEY ROSE ETHAL;BRADLEY TERESA	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 <sup>+</sup>
2025	\$145,074	\$49,000	\$194,074	\$137,793
2024	\$145,074	\$49,000	\$194,074	\$125,266
2023	\$146,370	\$35,000	\$181,370	\$113,878
2022	\$106,737	\$15,000	\$121,737	\$103,525
2021	\$89,236	\$15,000	\$104,236	\$94,114
2020	\$72,645	\$15,000	\$87,645	\$85,558

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.