



**Address:** [2509 SHIRLEY AVE](#)  
**City:** FORT WORTH  
**Georeference:** 44210-46-2-30  
**Subdivision:** UNIVERSITY PLACE ADDITION  
**Neighborhood Code:** 4T001C

**Latitude:** 32.7159326365  
**Longitude:** -97.3638284832  
**TAD Map:** 2036-380  
**MAPSCO:** TAR-076S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** UNIVERSITY PLACE ADDITION  
Block 46 Lot 2 S10' LOT 2 N40' 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:** A

**Year Built:** 1930

**Personal Property Account:** N/A

**Agent:** PEYCO SOUTHWEST REALTY INC (00506) **Pool:** N

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

**Site Number:** 03228681

**Site Name:** UNIVERSITY PLACE ADDITION-46-2-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,246

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,850

**Land Acres<sup>\*</sup>:** 0.1802

<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:**

PERROTTI MICHAEL ANTHONY

**Primary Owner Address:**

2509 SHIRLEY AVE  
FORT WORTH, TX 76109-1356

**Deed Date:** 8/28/2003

**Deed Volume:** 0017152

**Deed Page:** 0000227

**Instrument:** [D203328837](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FUJIMOTO DONALD;FUJIMOTO FLORENCE	8/28/1991	00103750000517	0010375	0000517
MORROW MARY;MORROW STUART	8/7/1987	00090330001734	0009033	0001734
BLOCK GARY E;BLOCK M ALLBRITTON	12/20/1985	00084050000692	0008405	0000692
HODGE ROBERT E JR	3/24/1983	00074720001496	0007472	0001496
MARY YOUNG	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	\$9,000	\$471,000	\$480,000	\$480,000
2024	\$20,000	\$471,000	\$491,000	\$491,000
2023	\$153,000	\$314,000	\$467,000	\$467,000
2022	\$156,752	\$284,248	\$441,000	\$441,000
2021	\$138,215	\$284,248	\$422,463	\$422,463
2020	\$120,660	\$275,000	\$395,660	\$395,660

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.