



**Address:** [2505 WILLING AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36890-12-24  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050A

**Latitude:** 32.715431406  
**Longitude:** -97.3410915677  
**TAD Map:** 2048-380  
**MAPSCO:** TAR-076V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RYAN PLACE ADDITION Block  
12 Lot 24

**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:** 1925

**Agent:** OOWNWELL INC (12140)

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

**Site Number:** 02585529

**Site Name:** RYAN PLACE ADDITION-12-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,593

**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:**

TRIPPLE JONATHAN C

TRIPPLE AMY L

**Primary Owner Address:**

2505 WILLING AVE  
FORT WORTH, TX 76110

**Deed Date:** 12/22/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223226822](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DANIELS GRANT A;DANIELS LAINE E	9/7/2017	<a href="#">D217210517</a>		
HOMAN PALOMA;HOMAN THEODORE	1/4/2002	00154090000119	0015409	0000119
BARRERA JOHN	3/19/2001	00147880000107	0014788	0000107
FORST CHRISTOPHER J	11/1/1982	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	\$262,755	\$154,000	\$416,755	\$416,755
2024	\$323,000	\$154,000	\$477,000	\$477,000
2023	\$258,814	\$154,000	\$412,814	\$412,814
2022	\$234,398	\$90,000	\$324,398	\$324,398
2021	\$199,385	\$90,000	\$289,385	\$289,385
2020	\$229,447	\$90,000	\$319,447	\$319,447

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.