



**Address:** [2501 WILLING AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36890-12-25  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050A

**Latitude:** 32.7155667699  
**Longitude:** -97.3410903008  
**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 25

**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:** 1929

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$456,804

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

**Site Number:** 02585537

**Site Name:** RYAN PLACE ADDITION-12-25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,628

**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:**

WAWRZENIAK KEITH

**Primary Owner Address:**

2501 WILLING AVE  
FORT WORTH, TX 76110-2532

**Deed Date:** 5/14/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210119873](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAMPBELL LANA D	4/23/2004	<a href="#">D204128337</a>	0000000	0000000
HALES ADOLPHUS B;HALES WILLIAM J	6/23/2003	00168590000127	0016859	0000127
REZSOF KATHY	12/31/1900	000000000000000	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	\$253,304	\$154,000	\$407,304	\$373,346
2024	\$302,804	\$154,000	\$456,804	\$339,405
2023	\$270,684	\$154,000	\$424,684	\$308,550
2022	\$206,081	\$90,000	\$296,081	\$280,500
2021	\$165,000	\$90,000	\$255,000	\$255,000
2020	\$165,000	\$90,000	\$255,000	\$255,000

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.