



Address: [2421 WILLING AVE](#)
City: FORT WORTH
Georeference: 36890-12-26
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050A

Latitude: 32.7157022019
Longitude: -97.3410887308
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 26

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)

Site Number: 02585545
Site Name: RYAN PLACE ADDITION-12-26
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,644
Percent Complete: 100%
Land Sqft^{*}: 7,000
Land Acres^{*}: 0.1606
Pool: N

State Code: A

Year Built: 1920

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$416,293

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

HUGHES WILLIAM R

Primary Owner Address:

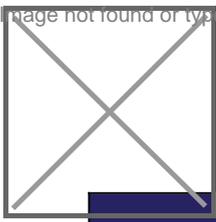
2421 WILLING AVE
FORT WORTH, TX 76110-2530

Deed Date: 4/3/2000

Deed Volume: 0014286

Deed Page: 0000531

Instrument: 00142860000531



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GREEN DONNA F	3/14/1997	00127040001331	0012704	0001331
WILLS GRANT PHIFER;WILLS WILLIAM	5/13/1985	00081790002012	0008179	0002012
CHIDGEY JEAN	12/31/1900	00070170002055	0007017	0002055

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	\$262,293	\$154,000	\$416,293	\$366,026
2024	\$262,293	\$154,000	\$416,293	\$332,751
2023	\$237,281	\$154,000	\$391,281	\$302,501
2022	\$185,533	\$90,000	\$275,533	\$275,001
2021	\$160,001	\$90,000	\$250,001	\$250,001
2020	\$172,513	\$90,000	\$262,513	\$262,513

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.