



**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)

**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

**Site Number:** 02585545

**Site Name:** RYAN PLACE ADDITION-12-26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,644

**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:**

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 <sup>+</sup>
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.