



Address: [2417 WILLING AVE](#)
City: FORT WORTH
Georeference: 36890-12-28
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050A

Latitude: 32.7159873864
Longitude: -97.3410851197
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 28

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: 1948
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$265,083
Protest Deadline Date: 5/24/2024

Site Number: 02585561
Site Name: RYAN PLACE ADDITION-12-28
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,268
Percent Complete: 100%
Land Sqft^{*}: 6,850
Land Acres^{*}: 0.1572
Pool: N

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
KIRCHNER ANTHONY
KIRCHNER ALLISON
Primary Owner Address:
2417 WILLING AVE
FORT WORTH, TX 76110-2530

Deed Date: 8/12/2011
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D211195357](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEUTSCHE BANK NATIONAL TR CO	6/7/2011	D211140853	0000000	0000000
SANDERS NICK	6/26/2006	D206196805	0000000	0000000
BROWNE T CHRISTOPHER	4/4/1997	00127260000562	0012726	0000562
LOPEZ LAURA GETCHELL;LOPEZ RONALD	7/12/1988	00093280000817	0009328	0000817
MILLING MARGARET E	5/4/1984	00078190000714	0007819	0000714
ROLAND A GOERTZ	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 ⁺
2025	\$114,383	\$150,700	\$265,083	\$230,580
2024	\$114,383	\$150,700	\$265,083	\$209,618
2023	\$105,023	\$150,700	\$255,723	\$190,562
2022	\$83,238	\$90,000	\$173,238	\$173,238
2021	\$72,712	\$90,000	\$162,712	\$162,712
2020	\$106,008	\$90,000	\$196,008	\$196,008

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.