



**Address:** [2508 WILLING AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36890-13-10-30  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050A

**Latitude:** 32.7153340154  
**Longitude:** -97.3417955128  
**TAD Map:** 2048-380  
**MAPSCO:** TAR-076U



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  
13 Lot 10 & S 1/2 9

**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:** 1952

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 02585669

**Site Name:** RYAN PLACE ADDITION-13-10-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,754

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,500

**Land Acres<sup>\*</sup>:** 0.2410

**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:**

WARNER PAUL G

WARNER SUSAN J

**Primary Owner Address:**

2508 WILLING AVE  
FORT WORTH, TX 76110

**Deed Date:** 7/14/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217163304](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCHWARZ DANIEL J;SCHWARZ KAREN M	9/28/2006	<a href="#">D206308413</a>	0000000	0000000
BATTLES VICTOR E	3/31/1993	00112220000715	0011222	0000715
MCCLUNEY EUGENE;MCCLUNEY RUTH	6/9/1952	00024430000083	0002443	0000083
MCCLUNEY C L	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 <sup>+</sup>
2025	\$210,364	\$186,000	\$396,364	\$396,364
2024	\$210,364	\$186,000	\$396,364	\$396,364
2023	\$239,000	\$186,000	\$425,000	\$425,000
2022	\$201,262	\$112,500	\$313,762	\$313,762
2021	\$172,879	\$112,500	\$285,379	\$285,379
2020	\$187,238	\$112,500	\$299,738	\$299,738

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.