



Address: [2524 WILLING AVE](#)
City: FORT WORTH
Georeference: 36890-13-14-30
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050A

Latitude: 32.7146939034
Longitude: -97.341800998
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 14 S46'E92.6 LOT 14 S43'W47.4'LT 14 & N32'
LT 15

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: 1925

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$512,209

Protest Deadline Date: 5/24/2024

Site Number: 02585707

Site Name: RYAN PLACE ADDITION-13-14-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,654

Percent Complete: 100%

Land Sqft^{*}: 10,500

Land Acres^{*}: 0.2410

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:

GRIFFIN VICKI

Primary Owner Address:

2524 WILLING AVE
FORT WORTH, TX 76110-2531

Deed Date: 5/31/2024

Deed Volume:

Deed Page:

Instrument: 142-24-093241

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRIFFIN EST DON A;GRIFFIN VICKI	3/28/2001	00148050000041	0014805	0000041
HARRIS PATRICIA KAYE	11/22/2000	00000000000000	0000000	0000000
OLD JUANITA GODDE EST	7/29/1991	00103380002327	0010338	0002327
GODDE PEARL K ESTATE	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	\$326,209	\$186,000	\$512,209	\$449,197
2024	\$326,209	\$186,000	\$512,209	\$408,361
2023	\$293,345	\$186,000	\$479,345	\$371,237
2022	\$227,168	\$112,500	\$339,668	\$337,488
2021	\$194,307	\$112,500	\$306,807	\$306,807
2020	\$218,198	\$112,500	\$330,698	\$325,307

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.