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Address: [2532 WILLING AVE](#)
City: FORT WORTH
Georeference: 36890-13-16-30
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050A

Latitude: 32.7144937037
Longitude: -97.3418051643
TAD Map: 2048-380
MAPSCO: TAR-076U



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: RYAN PLACE ADDITION Block
13 Lot 16 & S 18' 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: 1928
Personal Property Account: N/A
Agent: SIMMONS PROPERTY TAX SERVICE (00601)
Notice Sent Date: 4/15/2025
Notice Value: \$325,000
Protest Deadline Date: 5/24/2024

Site Number: 02585715
Site Name: RYAN PLACE ADDITION-13-16-30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,242
Percent Complete: 100%
Land Sqft^{*}: 9,520
Land Acres^{*}: 0.2185
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:
DRECHSEL ROLAND HARRY WALTRIP
Primary Owner Address:
2532 WILLING AVE
FORT WORTH, TX 76110

Deed Date: 4/15/2019
Deed Volume:
Deed Page:
Instrument: [D219083489](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DRECHSEL ROLAND H W III	12/31/1900	0000000000000000	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	\$112,920	\$182,080	\$295,000	\$295,000
2024	\$142,920	\$182,080	\$325,000	\$277,523
2023	\$107,920	\$182,080	\$290,000	\$252,294
2022	\$116,858	\$112,500	\$229,358	\$229,358
2021	\$100,515	\$112,500	\$213,015	\$213,015
2020	\$142,500	\$112,500	\$255,000	\$255,000

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.