



**Address:** [2600 WILLING AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36890-16-1  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050D

**Latitude:** 32.7141623223  
**Longitude:** -97.3417941362  
**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  
16 Lot 1

**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:** 1946

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 02586266

**Site Name:** RYAN PLACE ADDITION-16-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,566

**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:**

KOVAL MEGAN

**Primary Owner Address:**

2600 WILLING AVE  
FORT WORTH, TX 76110-3032

**Deed Date:** 10/27/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D209291298](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HACKBART KEVIN R;HACKBART REBECCA	12/21/2006	<a href="#">D206406083</a>	0000000	0000000
SMITH PAMELA MORROW	6/7/2006	<a href="#">D206182953</a>	0000000	0000000
BALES JENNIFER B;BALES PAMELA A	1/25/2006	<a href="#">D206182952</a>	0000000	0000000
BALES BILLY F	10/18/1998	00136840000156	0013684	0000156
BALES ALENE EST	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	\$228,051	\$140,000	\$368,051	\$368,051
2024	\$228,051	\$140,000	\$368,051	\$368,051
2023	\$261,043	\$140,000	\$401,043	\$362,359
2022	\$239,417	\$90,000	\$329,417	\$329,417
2021	\$216,905	\$90,000	\$306,905	\$306,905
2020	\$200,502	\$90,000	\$290,502	\$290,502

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.