



Address: [2604 WILLING AVE](#)
City: FORT WORTH
Georeference: 36890-16-2
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050D

Latitude: 32.7140272131
Longitude: -97.3417956293
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 2

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: 1949

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$205,000

Protest Deadline Date: 5/24/2024

Site Number: 02586274

Site Name: RYAN PLACE ADDITION-16-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,014

Percent Complete: 100%

Land Sqft^{*}: 7,000

Land Acres^{*}: 0.1606

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:

FORSHEY BARBARA T

Primary Owner Address:

2604 WILLING AVE
FORT WORTH, TX 76110-3032

Deed Date: 6/19/2002

Deed Volume: 0015767

Deed Page: 0000290

Instrument: 00157670000290

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSTON FAMILY TRUST	11/19/2000	000000000000000	0000000	0000000
HELEN LUCILE JOHNSTON RV LV TR	11/30/1999	00141190000447	0014119	0000447
JOHNSTON HELEN L	12/31/1900	000000000000000	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	\$50,000	\$140,000	\$190,000	\$190,000
2024	\$65,000	\$140,000	\$205,000	\$186,340
2023	\$85,000	\$140,000	\$225,000	\$169,400
2022	\$75,591	\$90,000	\$165,591	\$154,000
2021	\$50,000	\$90,000	\$140,000	\$140,000
2020	\$50,000	\$90,000	\$140,000	\$140,000

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.