



Address: [2601 WILLING AVE](#)
City: FORT WORTH
Georeference: 36890-17-14
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050D

Latitude: 32.7141653128
Longitude: -97.3411058064
TAD Map: 2048-380
MAPSCO: TAR-076V



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
17 Lot 14

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: 1950

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02586541

Site Name: RYAN PLACE ADDITION-17-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,825

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:

BAKER FAMILY TRUST

Primary Owner Address:

2601 WILLING AVE
FORT WORTH, TX 76110

Deed Date: 12/14/2023

Deed Volume:

Deed Page:

Instrument: [D223221945](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAKER KIMBERLY A;BAKER MICHAEL R	11/15/2023	D223205142		
J M HOLBEIN PROPERTIES LLC	9/25/2017	D217232875		
STONE JOHN K	9/21/2017	D217220854		
LIVELY MARY E	4/2/2012	000000000000000	0000000	0000000
LIVELY JOSEPH DOUGLAS	4/14/1995	00119420001161	0011942	0001161
LIVELY LUCILLE EST	8/5/1984	000000000000000	0000000	0000000
LIVELY JOSEPH F SR	9/30/1963	00039430000307	0003943	0000307

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	\$322,000	\$140,000	\$462,000	\$462,000
2024	\$352,328	\$140,000	\$492,328	\$492,328
2023	\$268,757	\$140,000	\$408,757	\$408,757
2022	\$269,400	\$90,000	\$359,400	\$359,400
2021	\$202,000	\$90,000	\$292,000	\$292,000
2020	\$204,691	\$87,309	\$292,000	\$292,000

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.