



Address: [2749 WILLING AVE](#)
City: FORT WORTH
Georeference: 36890-25-14
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050D

Latitude: 32.7115436684
Longitude: -97.3411275591
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
25 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: 1929

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$416,341

Protest Deadline Date: 5/24/2024

Site Number: 02587467

Site Name: RYAN PLACE ADDITION Block 25 Lot 15

Site Class: A1 - Residential - Single Family

Parcels: 2

Approximate Size⁺⁺⁺: 1,980

Percent Complete: 100%

Land Sqft^{*}: 8,400

Land Acres^{*}: 0.1928

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:

LUCIO LIVING TRUST

Primary Owner Address:

2749 WILLING AVE
FORT WORTH, TX 76110

Deed Date: 10/4/2023

Deed Volume:

Deed Page:

Instrument: [D223183556](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LUCIO CINDY A;LUCIO JAVIER	6/23/1995	00120130001517	0012013	0001517
PIERCE A W	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	\$291,421	\$124,920	\$416,341	\$416,341
2024	\$294,047	\$162,000	\$456,047	\$404,802
2023	\$299,912	\$162,000	\$461,912	\$368,002
2022	\$244,547	\$90,000	\$334,547	\$334,547
2021	\$227,733	\$90,000	\$317,733	\$316,528
2020	\$197,753	\$90,000	\$287,753	\$287,753

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.