



Address: [2736 WILLING AVE](#)
City: FORT WORTH
Georeference: 36890-26-10
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050D

Latitude: 32.7119724468
Longitude: -97.3418121829
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
26 Lot 10

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: 1927

Personal Property Account: N/A

Agent: ANN SMITH (X1078)

Protest Deadline Date: 5/24/2024

Site Number: 02587718

Site Name: RYAN PLACE ADDITION-26-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,488

Percent Complete: 100%

Land Sqft^{*}: 7,439

Land Acres^{*}: 0.1707

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:

SMITH CLAIRE H

MURRELL RUSSELL E

Primary Owner Address:

3738 LOCKE LN

HOUSTON, TX 77027

Deed Date: 10/4/2021

Deed Volume:

Deed Page:

Instrument: [D221291168](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BABCOCK MATTHEW D;BABCOCK VICTORIA A	3/31/2016	D216065969		
FOWLER EVAN;FOWLER LISA	4/14/2010	D210088039	0000000	0000000
WALTON HASTINGS H;WALTON LORI D	4/4/2007	D207123171	0000000	0000000
EDMONDS ALLISON L	4/2/2001	00148110000445	0014811	0000445
DEWS KATHLEEN A	5/28/1996	00123860002227	0012386	0002227
PLANKEY PAMELA RENE A	1/12/1995	00119240001502	0011924	0001502
PLANKEY PAMELA;PLANKEY WM V III	10/16/1991	00104200002375	0010420	0002375
RITTER ROBT M JR	7/3/1984	00078790001616	0007879	0001616
PETER R AUBE	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 ⁺
2025	\$226,220	\$148,780	\$375,000	\$375,000
2024	\$244,220	\$148,780	\$393,000	\$393,000
2023	\$241,220	\$148,780	\$390,000	\$390,000
2022	\$230,887	\$90,000	\$320,887	\$320,887
2021	\$172,523	\$90,000	\$262,523	\$262,523
2020	\$172,523	\$90,000	\$262,523	\$262,523

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

There are no exemptions for this property

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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.