



Address: [2748 WILLING AVE](#)
City: FORT WORTH
Georeference: 36890-26-13
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050D

Latitude: 32.711548388
Longitude: -97.3418168814
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 13

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: 1930

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$436,000

Protest Deadline Date: 5/24/2024

Site Number: 02587742

Site Name: RYAN PLACE ADDITION-26-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,533

Percent Complete: 100%

Land Sqft^{*}: 9,813

Land Acres^{*}: 0.2252

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:

CUNNINGHAM KELLI

Primary Owner Address:

2748 WILLING AVE
FORT WORTH, TX 76110

Deed Date: 11/12/2014

Deed Volume:

Deed Page:

Instrument: [D214254485](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAUENHAUER A SHOLAR;DAUENHAUER JAY	11/1/2013	D213290350	0000000	0000000
PRICE ANDREA	1/15/2009	D209012949	0000000	0000000
PATYK MICHAEL A	11/21/2005	D205353006	0000000	0000000
GIROIR DUSTIN N;GIROIR ROBIN G	3/31/2000	00142850000547	0014285	0000547
BRENDEL MICHAEL W	12/14/1999	00141560000158	0014156	0000158
PH & W PARTNERS INC	12/13/1999	00141560000155	0014156	0000155
RODGERS FRED D;RODGERS SUSAN B	7/24/1995	00120530000480	0012053	0000480
FDIC	7/5/1994	00116400001305	0011640	0001305
ELLIS LAVERMO	5/1/1992	00106260001496	0010626	0001496
PRATZ THEODORE A	12/2/1985	00000000000000	0000000	0000000
JACKSON CLAUD C;JACKSON EDNA	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	\$247,935	\$169,065	\$417,000	\$335,372
2024	\$266,935	\$169,065	\$436,000	\$304,884
2023	\$306,693	\$169,065	\$475,758	\$277,167
2022	\$252,926	\$90,000	\$342,926	\$251,970
2021	\$139,064	\$90,000	\$229,064	\$229,064
2020	\$139,064	\$90,000	\$229,064	\$229,064

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

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- 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.