



Address: [3129 WILLING AVE](#)
City: FORT WORTH
Georeference: 36910-6-17
Subdivision: RYAN SOUTH, JOHN C ADDITION
Neighborhood Code: 4T930D

Latitude: 32.7048356794
Longitude: -97.3414724044
TAD Map: 2048-376
MAPSCO: TAR-076Y



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: RYAN SOUTH, JOHN C
ADDITION Block 6 Lot 17

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: 1946
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 02601133
Site Name: RYAN SOUTH, JOHN C ADDITION-6-17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,436
Percent Complete: 100%
Land Sqft^{*}: 6,250
Land Acres^{*}: 0.1434
Pool: N

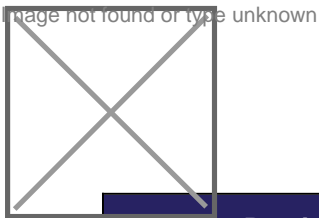
⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
GAINES PHYLLIS CHRISTINE
Primary Owner Address:
4212 BRADLEY LN
ARLINGTON, TX 76017-4119

Deed Date: 1/31/2001
Deed Volume: 0014718
Deed Page: 0000065
Instrument: 00147180000065



Previous Owners	Date	Instrument	Deed Volume	Deed Page
EDWARDS BRENDA KAREN BIGGAR	8/20/2000	00145100000179	0014510	0000179
BIGGAR ELIZABETH E EST	4/4/1983	00074760001576	0007476	0001576
MURRY N BIGGAR	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	\$89,667	\$37,500	\$127,167	\$127,167
2024	\$89,667	\$37,500	\$127,167	\$127,167
2023	\$93,061	\$37,500	\$130,561	\$130,561
2022	\$81,395	\$25,000	\$106,395	\$106,395
2021	\$75,251	\$25,000	\$100,251	\$100,251
2020	\$88,350	\$25,000	\$113,350	\$113,350

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

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.