



**Address:** [3124 WILLING AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36910-7-7  
**Subdivision:** RYAN SOUTH, JOHN C ADDITION  
**Neighborhood Code:** 4T930D

**Latitude:** 32.7049724736  
**Longitude:** -97.3420669879  
**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 7 Lot 7

**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:** 1934  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02601273  
**Site Name:** RYAN SOUTH, JOHN C ADDITION-7-7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,420  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,250  
**Land Acres<sup>\*</sup>:** 0.1434  
**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
LICON JULIAN  
LICON BLANCA  
**Primary Owner Address:**  
3124 WILLING AVE  
FORT WORTH, TX 76110-3832

**Deed Date:** 6/5/1992  
**Deed Volume:** 0010663  
**Deed Page:** 0001156  
**Instrument:** 00106630001156

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STOREY LORIN	12/31/1900	00076180001153	0007618	0001153



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 <sup>+</sup>
2025	\$94,098	\$37,500	\$131,598	\$131,598
2024	\$94,098	\$37,500	\$131,598	\$131,598
2023	\$97,524	\$37,500	\$135,024	\$122,090
2022	\$85,991	\$25,000	\$110,991	\$110,991
2021	\$79,943	\$25,000	\$104,943	\$104,943
2020	\$93,556	\$25,000	\$118,556	\$110,374

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.