



Address: [3132 WILLING AVE](#)
City: FORT WORTH
Georeference: 36910-7-9
Subdivision: RYAN SOUTH, JOHN C ADDITION
Neighborhood Code: 4T930D

Latitude: 32.7046970847
Longitude: -97.3420682275
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 9

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
Protest Deadline Date: 5/24/2024

Site Number: 02601303
Site Name: RYAN SOUTH, JOHN C ADDITION-7-9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,244
Percent Complete: 100%
Land Sqft^{*}: 6,250
Land Acres^{*}: 0.1434
Pool: N

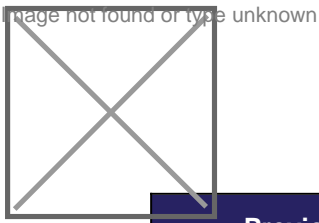
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
DICKY LORRAINE
Primary Owner Address:
5841 WESTHAVEN DR
FORT WORTH, TX 76132-2601

Deed Date: 6/9/2010
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D210147592](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CITIMORTGAGE INC	4/6/2010	D210081908	0000000	0000000
ZAMORA JAMES P	11/19/1998	00136400000160	0013640	0000160
REALITY HOMES INC	5/26/1998	00132520000481	0013252	0000481
PENLE INVESTMENTS CORP	2/27/1998	00131070000069	0013107	0000069
FRANTZ & TOWNSEND CO	7/30/1984	00079040001422	0007904	0001422
MURPHY JAS J	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	\$84,963	\$37,500	\$122,463	\$122,463
2024	\$84,963	\$37,500	\$122,463	\$122,463
2023	\$88,104	\$37,500	\$125,604	\$125,604
2022	\$77,439	\$25,000	\$102,439	\$102,439
2021	\$71,836	\$25,000	\$96,836	\$96,836
2020	\$84,175	\$25,000	\$109,175	\$109,175

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.