



**Address:** [2845 WILLING AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36910-24-13  
**Subdivision:** RYAN SOUTH, JOHN C ADDITION  
**Neighborhood Code:** 4T050D

**Latitude:** 32.7097180936  
**Longitude:** -97.3414396919  
**TAD Map:** 2048-376  
**MAPSCO:** TAR-076Y



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

## PROPERTY DATA

**Legal Description:** RYAN SOUTH, JOHN C  
ADDITION Block 24 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:** 1929

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02604671

**Site Name:** RYAN SOUTH, JOHN C ADDITION-24-13

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,361

**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:**

WATKINS PAULA K

**Primary Owner Address:**

2845 WILLING AVE  
FORT WORTH, TX 76110

**Deed Date:** 11/16/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220302383](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PINNELL WILLIAM	8/18/2016	<a href="#">D216190895</a>		
FANTA LAURA E	7/15/2013	<a href="#">D213183514</a>	0000000	0000000
GELINEAU JOHN D;GELINEAU NAOMI J	3/16/2009	<a href="#">D209075062</a>	0000000	0000000
MCCOOK DANNY K;MCCOOK FRANCES	5/26/2000	00143620000443	0014362	0000443
KESSLER PAUL FORREST	4/23/1993	00110320001626	0011032	0001626
PLOETZ KEVIN;PLOETZ MICHELLE MOORE	4/25/1992	00106170002230	0010617	0002230
JUREN LISA D;JUREN RUSSELL	6/8/1987	00089720000558	0008972	0000558
BARR JAS C;BARR JUDY	4/18/1984	00078040000113	0007804	0000113
WHITESIDE CO;WHITESIDE J	12/31/1900	00074940001401	0007494	0001401
WIGGS T B	12/30/1900	00010630000522	0001063	0000522

## 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	\$264,156	\$125,000	\$389,156	\$389,156
2024	\$264,156	\$125,000	\$389,156	\$389,156
2023	\$268,358	\$125,000	\$393,358	\$393,358
2022	\$218,235	\$90,000	\$308,235	\$308,235
2021	\$180,672	\$90,000	\$270,672	\$270,672
2020	\$180,672	\$90,000	\$270,672	\$270,672

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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## Tarrant Appraisal District Property Information | PDF

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.