



Address: [3704 WILLING AVE](#)
City: FORT WORTH
Georeference: 38210-9-2
Subdivision: SHAW HEIGHTS ADDITION
Neighborhood Code: 4T930F

Latitude: 32.6947709888
Longitude: -97.3417415924
TAD Map: 2048-372
MAPSCO: TAR-090C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SHAW HEIGHTS ADDITION
Block 9 Lot 2

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: 1949

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$104,567

Protest Deadline Date: 5/24/2024

Site Number: 02736349

Site Name: SHAW HEIGHTS ADDITION-9-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 750

Percent Complete: 100%

Land Sqft^{*}: 7,000

Land Acres^{*}: 0.1606

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:

FANNING LAURA ANN

Primary Owner Address:

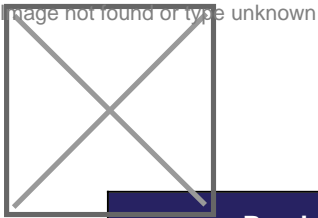
3704 WILLING AVE
FORT WORTH, TX 76110-4945

Deed Date: 5/1/1997

Deed Volume: 0012805

Deed Page: 0000301

Instrument: 00128050000301



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FANNING LAURA;FANNING MARK A	4/23/1984	00078070000572	0007807	0000572
J ERIC MC KINNEY	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	\$62,567	\$42,000	\$104,567	\$98,193
2024	\$62,567	\$42,000	\$104,567	\$89,266
2023	\$61,177	\$42,000	\$103,177	\$81,151
2022	\$54,626	\$20,000	\$74,626	\$73,774
2021	\$47,067	\$20,000	\$67,067	\$67,067
2020	\$54,302	\$20,000	\$74,302	\$66,837

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.