



## LOCATION

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**Address:** [2700 WILLING AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36890-26-1  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050D

**Latitude:** 32.7132132724  
**Longitude:** -97.3418014784  
**TAD Map:** 2048-380  
**MAPSCO:** TAR-076U



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** RYAN PLACE ADDITION Block  
26 Lot 1

**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:** 1928

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 02587602

**Site Name:** RYAN PLACE ADDITION-26-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,053

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,000

**Land Acres<sup>\*</sup>:** 0.1606

**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

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**Current Owner:**

LAYCOCK DAN J  
ANTON JULIE E

**Primary Owner Address:**

2700 WILLING AVE  
FORT WORTH, TX 76110

**Deed Date:** 9/10/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218201742](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DOCKER LAURA;JAMES AMBER	2/22/2016	<a href="#">D216035232</a>		
PHILPOT JIMMY L;PHILPOT LUCILLE	6/7/2013	<a href="#">D213147913</a>	0000000	0000000
KROTZ DOUGLAS L	3/26/2010	<a href="#">D210082653</a>	0000000	0000000
MCCAMEY PAUL R	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$328,264	\$140,000	\$468,264	\$419,265
2023	\$323,964	\$140,000	\$463,964	\$381,150
2022	\$299,407	\$90,000	\$389,407	\$346,500
2021	\$225,000	\$90,000	\$315,000	\$315,000
2020	\$240,000	\$90,000	\$330,000	\$330,000

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.