



## LOCATION

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**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

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**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:** 5/15/2025

**Site Number:** 02601303

**Site Name:** RYAN SOUTH, JOHN C ADDITION-7-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,244

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

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

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**Current Owner:**

DICKEY 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	<a href="#">D210081908</a>	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
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.