

## LOCATION

**Address:** [3140 WILLING AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36910-7-11  
**Subdivision:** RYAN SOUTH, JOHN C ADDITION  
**Neighborhood Code:** M4T03D

**Latitude:** 32.7044214223  
**Longitude:** -97.3420694814  
**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 11

**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:** B

**Year Built:** 1928

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02601338

**Site Name:** RYAN SOUTH, JOHN C ADDITION-7-11

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,739

**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

**Current Owner:**

FRIAS ARNULFO

**Primary Owner Address:**

7408 ASHBOURNE WAY  
 FORT WORTH, TX 76133-8923

**Deed Date:** 12/13/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206401962](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUVALL MILNER G	12/31/1900	0000000000000000	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	\$127,758	\$37,500	\$165,258	\$165,258
2023	\$123,813	\$37,500	\$161,313	\$161,313
2022	\$83,719	\$25,000	\$108,719	\$108,719
2021	\$51,927	\$25,000	\$76,927	\$76,927
2020	\$98,567	\$11,000	\$109,567	\$109,567

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

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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.