



## LOCATION

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**Address:** [3000 WILLING AVE](#)

**City:** FORT WORTH

**Georeference:** 36910-14-1

**Subdivision:** RYAN SOUTH, JOHN C ADDITION

**Neighborhood Code:** 4T050E

**Latitude:** 32.7076138009

**Longitude:** -97.3420512623

**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 14 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:** 02602911

**Site Name:** RYAN SOUTH, JOHN C ADDITION-14-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,920

**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

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**Current Owner:**

LEE STEVEN

LEE ANN

**Primary Owner Address:**

3000 WILLING AVE  
FORT WORTH, TX 76110

**Deed Date:** 6/27/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222166645](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOREHEAD PENELOPE B	4/26/2005	<a href="#">D205135725</a>	0000000	0000000
MOREHEAD WILLIAM P	3/2/2001	00147650000487	0014765	0000487
WESTROM JONATHAN C	3/19/1997	00127230000583	0012723	0000583
BLANCO J WESTROM;BLANCO TONY	12/2/1996	00126080001250	0012608	0001250
SEARCY A ANNETTE	2/9/1996	00122760000551	0012276	0000551
THOMAS NADALIN;THOMAS WALLACE W	2/12/1993	00109490001416	0010949	0001416
SHAHAN DOROTHY	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	\$337,019	\$125,000	\$462,019	\$404,389
2023	\$242,626	\$125,000	\$367,626	\$367,626
2022	\$240,408	\$45,000	\$285,408	\$285,408
2021	\$160,668	\$45,000	\$205,668	\$205,668
2020	\$160,668	\$45,000	\$205,668	\$205,668

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.