



**Address:** [3328 WILLING AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36910-47-8  
**Subdivision:** RYAN SOUTH, JOHN C ADDITION  
**Neighborhood Code:** 4T930D

**Latitude:** 32.7012064531  
**Longitude:** -97.342102586  
**TAD Map:** 2048-376  
**MAPSCO:** TAR-090C



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

## PROPERTY DATA

**Legal Description:** RYAN SOUTH, JOHN C ADDITION Block 47 Lot 8

**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:** 2015

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02605139

**Site Name:** RYAN SOUTH, JOHN C ADDITION-47-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,096

**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

**Current Owner:**  
HINOJOSA CRISELDA  
**Primary Owner Address:**  
3328 WILLING AVE  
FORT WORTH, TX 76110

**Deed Date:** 11/30/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D215268644](#)

| Previous Owners                | Date       | Instrument                 | Deed Volume | Deed Page |
|--------------------------------|------------|----------------------------|-------------|-----------|
| DOUBLEROCK HOMES LLC           | 9/11/2015  | <a href="#">D215233894</a> |             |           |
| SCOGINS DARREL                 | 9/8/2014   | <a href="#">D214198468</a> |             |           |
| INGLESIA BAUTISTA RIOS DE AGUA | 6/20/2000  | 00143980000318             | 0014398     | 0000318   |
| SPEER JOHN                     | 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 | \$208,660          | \$37,500    | \$246,160    | \$246,160                    |
| 2023 | \$211,677          | \$37,500    | \$249,177    | \$228,058                    |
| 2022 | \$182,325          | \$25,000    | \$207,325    | \$207,325                    |
| 2021 | \$165,806          | \$25,000    | \$190,806    | \$190,806                    |
| 2020 | \$155,711          | \$25,000    | \$180,711    | \$177,519                    |

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.