



**Address:** [3501 ROGERS AVE](#)  
**City:** FORT WORTH  
**Georeference:** 2860-30-14A  
**Subdivision:** BLUEBONNET HILLS  
**Neighborhood Code:** 4T0024

**Latitude:** 32.6986469961  
**Longitude:** -97.3616530696  
**TAD Map:** 2042-372  
**MAPSCO:** TAR-090A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BLUEBONNET HILLS Block 30  
Lot 14A

**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:** 1959

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00235938

**Site Name:** BLUEBONNET HILLS-30-14A

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,515

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,864

**Land Acres<sup>\*</sup>:** 0.1575

**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:**

NICHOLSON CODY

**Primary Owner Address:**

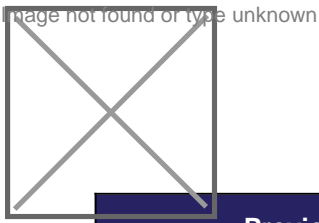
3501 ROGERS AVE  
FORT WORTH, TX 76109-2928

**Deed Date:** 4/18/2005

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D205113929](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BODEN JAN BODEN;BODEN STACY D	8/25/2003	<a href="#">D203335436</a>	0017172	0000096
NANCE STACY DELAINE	8/21/1997	00128880000138	0012888	0000138
CAPITAL PLUS INC	6/28/1997	00128100000273	0012810	0000273
BATTELL HELEN EST	12/23/1986	00089160000699	0008916	0000699
GREEN ERNEST J;GREEN ZELA	9/20/1954	00027630000572	0002763	0000572
GREEN ERNEST 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	\$98,443	\$205,920	\$304,363	\$304,363
2024	\$98,443	\$205,920	\$304,363	\$304,363
2023	\$158,245	\$185,328	\$343,573	\$331,646
2022	\$134,168	\$185,000	\$319,168	\$301,496
2021	\$89,087	\$185,000	\$274,087	\$274,087
2020	\$82,115	\$185,000	\$267,115	\$267,115

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.