



**Address:** [3802 N NICHOLS ST](#)  
**City:** FORT WORTH  
**Georeference:** 14570-1-11  
**Subdivision:** FOSTEPCO HEIGHTS ADDITION  
**Neighborhood Code:** 2M200F

**Latitude:** 32.8124235228  
**Longitude:** -97.3403802846  
**TAD Map:** 2048-416  
**MAPSCO:** TAR-048Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FOSTEPCO HEIGHTS  
ADDITION Block 1 N 40' 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:** A

**Year Built:** 1947

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$125,165

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

**Site Number:** 00984523

**Site Name:** FOSTEPCO HEIGHTS ADDITION-1-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 708

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,000

**Land Acres<sup>\*</sup>:** 0.1147

**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:**

BLAND R C

**Primary Owner Address:**

3802 N NICHOLS ST  
FORT WORTH, TX 76106-3813

**Deed Date:** 10/17/1996

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOWLES CATHRINE EST	3/16/1987	00088770001582	0008877	0001582
JOSENS RUBY T EST	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	\$90,165	\$35,000	\$125,165	\$84,297
2024	\$90,165	\$35,000	\$125,165	\$76,634
2023	\$99,987	\$25,000	\$124,987	\$69,667
2022	\$82,945	\$10,000	\$92,945	\$63,334
2021	\$78,815	\$10,000	\$88,815	\$57,576
2020	\$66,675	\$10,000	\$76,675	\$52,342

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.