



Address: [3712 N NICHOLS ST](#)
City: FORT WORTH
Georeference: 14570-12-6
Subdivision: FOSTEPCO HEIGHTS ADDITION
Neighborhood Code: 2M200F

Latitude: 32.8113078361
Longitude: -97.3403919929
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 12 Lot 6

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: 1945

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$195,313

Protest Deadline Date: 5/24/2024

Site Number: 00986178

Site Name: FOSTEPCO HEIGHTS ADDITION-12-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,088

Percent Complete: 100%

Land Sqft ^{*}: 6,250

Land Acres ^{*}: 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:

ALVAREZ HOMERO B

Primary Owner Address:

3712 N NICHOLS ST
FORT WORTH, TX 76106-3811

Deed Date: 2/28/2001

Deed Volume: 0014753

Deed Page: 0000171

Instrument: 00147530000171

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DSCI INC	9/15/2000	00145390000423	0014539	0000423
CROSS RICHARD CROSS;CROSS ROBERT	7/8/1991	00103130000452	0010313	0000452
DECATUR AVENUE BAPTIST CHURCH	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 ⁺
2025	\$151,563	\$43,750	\$195,313	\$155,274
2024	\$151,563	\$43,750	\$195,313	\$141,158
2023	\$167,417	\$31,250	\$198,667	\$128,325
2022	\$138,346	\$10,000	\$148,346	\$116,659
2021	\$130,957	\$10,000	\$140,957	\$106,054
2020	\$114,880	\$10,000	\$124,880	\$96,413

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.