



**Address:** [3616 N NICHOLS ST](#)  
**City:** FORT WORTH  
**Georeference:** 14570-24-4  
**Subdivision:** FOSTEPCO HEIGHTS ADDITION  
**Neighborhood Code:** 2M200F

**Latitude:** 32.8098329443  
**Longitude:** -97.3404304691  
**TAD Map:** 2048-412  
**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 24 Lot 4

**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:** 1948

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 00987573

**Site Name:** FOSTEPCO HEIGHTS ADDITION-24-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 896

**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:**

MADRIGAL RUPERTO  
MADRIGAL MARIA

**Primary Owner Address:**

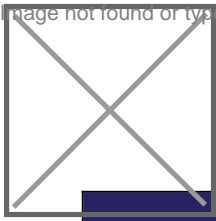
3616 N NICHOLS ST  
FORT WORTH, TX 76106

**Deed Date:** 1/21/1998

**Deed Volume:** 0013059

**Deed Page:** 0000134

**Instrument:** 00130590000134



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEC OF HUD	6/5/1997	00128880000307	0012888	0000307
LUMBERMEN'S INVESTMENT CORP	6/3/1997	00127930000125	0012793	0000125
MUNOZ ALEJANDRO;MUNOZ TRINIDAD	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	\$106,091	\$43,750	\$149,841	\$149,841
2024	\$106,091	\$43,750	\$149,841	\$149,841
2023	\$117,648	\$31,250	\$148,898	\$148,898
2022	\$97,596	\$10,000	\$107,596	\$107,596
2021	\$92,735	\$10,000	\$102,735	\$102,735
2020	\$78,453	\$10,000	\$88,453	\$88,453

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

There are no exemptions for this property

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.