

Tarrant Appraisal District

Property Information | PDF

Account Number: 00987662

Address: 3602 N NICHOLS ST

City: FORT WORTH

Georeference: 14570-24-11

Subdivision: FOSTEPCO HEIGHTS ADDITION

Neighborhood Code: 2M200F

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

PROPERTY DATA

Legal Description: FOSTEPCO HEIGHTS

ADDITION Block 24 Lot 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: 1948

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$154.573

Protest Deadline Date: 5/24/2024

Site Number: 00987662

Site Name: FOSTEPCO HEIGHTS ADDITION-24-11

Site Class: A1 - Residential - Single Family

Latitude: 32.8088437225

TAD Map: 2048-412 **MAPSCO:** TAR-048Z

Longitude: -97.3404393376

Parcels: 1

Approximate Size+++: 952
Percent Complete: 100%

Land Sqft*: 6,250 Land Acres*: 0.1434

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

MOREIRA MELCHOR MOREIRA HORTENCI **Primary Owner Address:** 3602 N NICHOLS ST

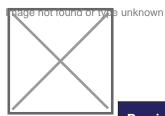
FORT WORTH, TX 76106-4513

Deed Date: 9/25/1998
Deed Volume: 0013469
Deed Page: 0000135

Instrument: 00134690000135

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LONG LARRY D	2/14/1992	00105350000235	0010535	0000235
LONG R D	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	\$110,823	\$43,750	\$154,573	\$109,714
2024	\$110,823	\$43,750	\$154,573	\$99,740
2023	\$122,895	\$31,250	\$154,145	\$90,673
2022	\$101,949	\$10,000	\$111,949	\$82,430
2021	\$96,872	\$10,000	\$106,872	\$74,936
2020	\$81,951	\$10,000	\$91,951	\$68,124

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.

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