



Address: [3602 N NICHOLS ST](#)
City: FORT WORTH
Georeference: 14570-24-11
Subdivision: FOSTEPCO HEIGHTS ADDITION
Neighborhood Code: 2M200F

Latitude: 32.8088437225
Longitude: -97.3404393376
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 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

Parcels: 1

Approximate Size ⁺⁺⁺: 952

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:

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LONG LARRY D	2/14/1992	00105350000235	0010535	0000235
LONG R D	12/31/1900	000000000000000	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.