



Address: [3420 N NICHOLS ST](#)
City: FORT WORTH
Georeference: 14570-50-3
Subdivision: FOSTEPCO HEIGHTS ADDITION
Neighborhood Code: 2M200F

Latitude: 32.8063751894
Longitude: -97.3404753239
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 50 Lot 3

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: 1953

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$135,474

Protest Deadline Date: 5/24/2024

Site Number: 00991538

Site Name: FOSTEPCO HEIGHTS ADDITION-50-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 672

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:

MONTANEZ GILBERTO

Primary Owner Address:

3420 N NICHOLS ST
FORT WORTH, TX 76106-4509

Deed Date: 12/26/2001

Deed Volume: 0015397

Deed Page: 0000173

Instrument: 00153970000173

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROSENBALM J C	2/14/2001	00147300000372	0014730	0000372
ROSENBALM J C ETAL	2/1/2001	00147300000369	0014730	0000369
ROSENBALM CLARK M EST	3/7/1985	00025380000322	0002538	0000322
CLARK M ROSENBALM	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	\$91,724	\$43,750	\$135,474	\$87,149
2024	\$91,724	\$43,750	\$135,474	\$79,226
2023	\$101,275	\$31,250	\$132,525	\$72,024
2022	\$84,811	\$10,000	\$94,811	\$65,476
2021	\$80,851	\$10,000	\$90,851	\$59,524
2020	\$68,741	\$10,000	\$78,741	\$54,113

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.