



Address: [3312 N NICHOLS ST](#)
City: FORT WORTH
Georeference: 14570-62-6
Subdivision: FOSTEPCO HEIGHTS ADDITION
Neighborhood Code: 2M200F

Latitude: 32.8041863285
Longitude: -97.3404921894
TAD Map: 2048-412
MAPSCO: TAR-062D



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 62 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: 2022

Personal Property Account: N/A

Agent: THE KONEN LAW FIRM PC (00954)

Protest Deadline Date: 5/24/2024

Site Number: 00993913

Site Name: FOSTEPCO HEIGHTS ADDITION-62-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,476

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:

CANTU KASSANDRA MARIE

Primary Owner Address:

3312 N NICHOLS ST
FORT WORTH, TX 76106

Deed Date: 10/27/2020

Deed Volume:

Deed Page:

Instrument: [D220283786](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CANTU MARTHA;CANTU RENE	4/2/2001	00148040000136	0014804	0000136
GARCIA EMA	2/16/2001	00150840000434	0015084	0000434
HUMPHRIES BETTY	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	\$255,250	\$43,750	\$299,000	\$299,000
2024	\$304,646	\$43,750	\$348,396	\$348,396
2023	\$140,387	\$31,250	\$171,637	\$171,637
2022	\$0	\$10,000	\$10,000	\$10,000
2021	\$783	\$10,000	\$10,783	\$10,783
2020	\$38,000	\$10,000	\$48,000	\$48,000

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.