



# Tarrant Appraisal District Property Information | PDF Account Number: 00993913

### Address: <u>3312 N NICHOLS ST</u>

City: FORT WORTH Georeference: 14570-62-6 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 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<sup>+++</sup>: 2,476 Percent Complete: 100% Land Sqft<sup>\*</sup>: 6,250 Land Acres<sup>\*</sup>: 0.1434 Pool: N

+++ Rounded.

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

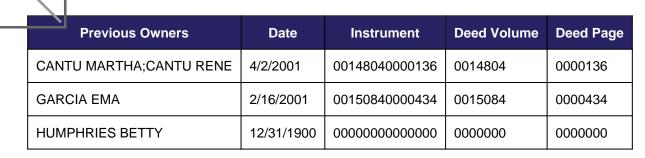
### **OWNER INFORMATION**

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

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





## VALUES

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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.