



Address: [3310 N NICHOLS ST](#)
City: FORT WORTH
Georeference: 14570-62-7
Subdivision: FOSTEPCO HEIGHTS ADDITION
Neighborhood Code: 2M200F

Latitude: 32.8040492666
Longitude: -97.3404895309
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 7

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: 1947

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$113,739

Protest Deadline Date: 5/24/2024

Site Number: 00993921

Site Name: FOSTEPCO HEIGHTS ADDITION-62-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 480

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:

MORIN JAMES

MORIN CHRISTINA M

Primary Owner Address:

3310 N NICHOLS ST
FORT WORTH, TX 76106-6014

Deed Date: 10/21/1988

Deed Volume: 0009421

Deed Page: 0000855

Instrument: 00094210000855

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MURRAY SAVINGS ASSM	1/5/1988	00091740001875	0009174	0001875
SUTHERLAND LESLIE;SUTHERLAND MARK E	10/28/1985	00083520001478	0008352	0001478
LONG BETTY;LONG D H	12/31/1900	00035380000262	0003538	0000262

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	\$69,989	\$43,750	\$113,739	\$61,989
2024	\$69,989	\$43,750	\$113,739	\$56,354
2023	\$77,613	\$31,250	\$108,863	\$51,231
2022	\$64,385	\$10,000	\$74,385	\$46,574
2021	\$61,179	\$10,000	\$71,179	\$42,340
2020	\$51,756	\$10,000	\$61,756	\$38,491

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.