



Address: [3306 N NICHOLS ST](#)
City: FORT WORTH
Georeference: 14570-62-9
Subdivision: FOSTEPCO HEIGHTS ADDITION
Neighborhood Code: 2M200F

Latitude: 32.8037778211
Longitude: -97.3404958334
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 9

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: 1946
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$203,549
Protest Deadline Date: 5/24/2024

Site Number: 00993956
Site Name: FOSTEPCO HEIGHTS ADDITION-62-9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,616
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:
VERDUZCO RAMON
Primary Owner Address:
3306 N NICHOLS ST
FORT WORTH, TX 76106-6014

Deed Date: 3/6/1995
Deed Volume: 0011899
Deed Page: 0001716
Instrument: 00118990001716

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRUJILLO'S AUTH MEX REST INC	12/31/1900	0000000000000000	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	\$159,799	\$43,750	\$203,549	\$178,659
2024	\$159,799	\$43,750	\$203,549	\$162,417
2023	\$176,955	\$31,250	\$208,205	\$147,652
2022	\$147,250	\$10,000	\$157,250	\$134,229
2021	\$140,068	\$10,000	\$150,068	\$122,026
2020	\$118,690	\$10,000	\$128,690	\$110,933

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.