



**Address:** [3100 N NICHOLS ST](#)  
**City:** FORT WORTH  
**Georeference:** 14570-87-13  
**Subdivision:** FOSTEPCO HEIGHTS ADDITION  
**Neighborhood Code:** 2M200F

**Latitude:** 32.7996428005  
**Longitude:** -97.3405496566  
**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 87 Lot 13

**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:** 1943

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00998257

**Site Name:** FOSTEPCO HEIGHTS ADDITION-87-13

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 1,186

**Percent Complete:** 100%

**Land Sqft** <sup>\*</sup>: 6,250

**Land Acres** <sup>\*</sup>: 0.1434

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

DORADO FRANCISCO

**Primary Owner Address:**

3100 N NICHOLS ST  
FORT WORTH, TX 76106

**Deed Date:** 11/6/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223205850](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DORADO PAULA EST	5/16/2012	000000000000000	0000000	0000000
DORADO FRANCISCO M EST;DORADO PAULA	12/31/1900	00053090000912	0005309	0000912

## 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 <sup>+</sup>
2025	\$132,040	\$43,750	\$175,790	\$175,790
2024	\$132,040	\$43,750	\$175,790	\$175,790
2023	\$146,005	\$31,250	\$177,255	\$177,255
2022	\$110,000	\$10,000	\$120,000	\$98,605
2021	\$116,059	\$10,000	\$126,059	\$89,641
2020	\$98,510	\$10,000	\$108,510	\$81,492

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.