



**Address:** [1708 HOLT ST](#)  
**City:** FORT WORTH  
**Georeference:** 24520-1-18  
**Subdivision:** LYNNHAVEN ADDITION  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7532337433  
**Longitude:** -97.2513754689  
**TAD Map:** 2072-392  
**MAPSCO:** TAR-079A



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** LYNNHAVEN ADDITION Block 1  
Lot 18

**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:** 1959

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$303,542

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

**Site Number:** 01620169

**Site Name:** LYNNHAVEN ADDITION-1-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,041

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,750

**Land Acres<sup>\*</sup>:** 0.2926

**Pool:** Y

<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:**

NIZNICK JAMES E

NIZNICK ROSIE E

**Primary Owner Address:**

1708 HOLT ST  
FORT WORTH, TX 76103-1904

**Deed Date:** 1/18/2001

**Deed Volume:** 0014691

**Deed Page:** 0000189

**Instrument:** 00146910000189

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUBBARD CLARA F	10/27/1997	00130660000099	0013066	0000099
HUBBARD CLARA;HUBBARD FRED N EST	12/31/1900	00033780000154	0003378	0000154

## 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	\$270,792	\$32,750	\$303,542	\$220,171
2024	\$270,792	\$32,750	\$303,542	\$200,155
2023	\$273,032	\$32,750	\$305,782	\$181,959
2022	\$237,957	\$30,000	\$267,957	\$165,417
2021	\$200,630	\$30,000	\$230,630	\$150,379
2020	\$152,203	\$30,000	\$182,203	\$136,708

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.