



Address: [3101 HUTCHINSON ST](#)
City: FORT WORTH
Georeference: 26530-29-1
Subdivision: MOODY, J M SUBDIVISION
Neighborhood Code: 2M200B

Latitude: 32.7997284781
Longitude: -97.3304927234
TAD Map: 2048-412
MAPSCO: TAR-063A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MOODY, J M SUBDIVISION
Block 29 Lot 1
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: 2019
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$384,472
Protest Deadline Date: 5/24/2024

Site Number: 01808958
Site Name: MOODY, J M SUBDIVISION-29-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,954
Percent Complete: 100%
Land Sqft^{*}: 7,000
Land Acres^{*}: 0.1606
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:
NANEZ NICHOLAS III
Primary Owner Address:
3101 HUTCHINSON ST
FORT WORTH, TX 76106

Deed Date: 2/12/2020
Deed Volume:
Deed Page:
Instrument: [D220034806](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOINVEST 400 LLC	8/16/2019	D219185691		
COOPERZADEH LLC	4/18/2017	D217087394		
FORT WORTH CITY OF	11/19/2013	D213309882	0000000	0000000
GOMEZ MARIA D	2/26/2009	D209066366	0000000	0000000
ROBERTS JOANN;ROBERTS LARRY	10/14/1986	00087140002111	0008714	0002111
FOWLER J C	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	\$335,472	\$49,000	\$384,472	\$332,439
2024	\$335,472	\$49,000	\$384,472	\$302,217
2023	\$282,206	\$35,000	\$317,206	\$274,743
2022	\$243,679	\$13,000	\$256,679	\$249,766
2021	\$214,060	\$13,000	\$227,060	\$227,060
2020	\$214,597	\$13,000	\$227,597	\$227,597

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.