



Address: [416 N NICHOLS ST](#)
City: FORT WORTH
Georeference: 36870-A-5
Subdivision: RYAN, JAMES SUBDIVISION
Neighborhood Code: 2M210D

Latitude: 32.7637447244
Longitude: -97.3261355566
TAD Map: 2048-396
MAPSCO: TAR-063S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RYAN, JAMES SUBDIVISION
Block A Lot 5

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: 1918

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$86,564

Protest Deadline Date: 5/24/2024

Site Number: 02582783
Site Name: RYAN, JAMES SUBDIVISION-A-5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 997
Percent Complete: 100%
Land Sqft^{*}: 4,500
Land Acres^{*}: 0.1033
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:

VARGAS THOMAS
VARGAS VALERIE

Primary Owner Address:

416 N NICHOLS ST
FORT WORTH, TX 76102-1635

Deed Date: 2/7/1985

Deed Volume: 0008085

Deed Page: 0000859

Instrument: 00080850000859



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LUNA ESTHER F	1/22/1985	00080650001758	0008065	0001758
M L LUNA	12/31/1900	000000000000000	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	\$50,564	\$36,000	\$86,564	\$22,488
2024	\$50,564	\$36,000	\$86,564	\$20,444
2023	\$38,161	\$36,000	\$74,161	\$18,585
2022	\$29,575	\$36,000	\$65,575	\$16,895
2021	\$9,540	\$18,000	\$27,540	\$15,359
2020	\$9,540	\$18,000	\$27,540	\$13,963

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.