



Address: [512 N NICHOLS ST](#)
City: FORT WORTH
Georeference: 36870-A-9
Subdivision: RYAN, JAMES SUBDIVISION
Neighborhood Code: 2M210D

Latitude: 32.7641616115
Longitude: -97.3264205859
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 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: 1918
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 80874245
Site Name: RYAN, JAMES SUBDIVISION A 9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 696
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:
FELICITA ZEPEDA REYES FAMILY TRUST
Primary Owner Address:
3908 RYAN AVE
FORT WORTH, TX 76110

Deed Date: 4/2/2022
Deed Volume:
Deed Page:
Instrument: [D222074495](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THE EDWARD M REYES FAMILY TRUST	4/1/2022	D222083183 CWD		
REYES EDWARD M	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	\$72,485	\$36,000	\$108,485	\$108,485
2024	\$72,485	\$36,000	\$108,485	\$108,485
2023	\$56,084	\$36,000	\$92,084	\$92,084
2022	\$44,533	\$36,000	\$80,533	\$80,533
2021	\$14,710	\$18,000	\$32,710	\$32,710
2020	\$18,500	\$18,000	\$36,500	\$36,500

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

There are no exemptions for this property

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.