

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 02582821

Address: 512 N NICHOLS ST

City: FORT WORTH
Georeference: 36870-A-9

Subdivision: RYAN, JAMES SUBDIVISION

Neighborhood Code: 2M210D

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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

Latitude: 32.7641616115

**TAD Map:** 2048-396 **MAPSCO:** TAR-063S

Longitude: -97.3264205859

**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.

## OWNER INFORMATION

Current Owner:

FELICITA ZEPEDA REYES FAMILY TRUST

**Primary Owner Address:** 

3908 RYAN AVE

FORT WORTH, TX 76110

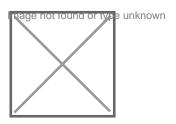
Deed Date: 4/2/2022 Deed Volume: Deed Page:

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	0000000000000	0000000	0000000

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



**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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.