



**Address:** [518 N NICHOLS ST](#)  
**City:** FORT WORTH  
**Georeference:** 36870-A-10  
**Subdivision:** RYAN, JAMES SUBDIVISION  
**Neighborhood Code:** 2M210D

**Latitude:** 32.764276261  
**Longitude:** -97.3264935074  
**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 10

**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:** 1953  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 80874225  
**Site Name:** RYAN, JAMES SUBDIVISION A 10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 512  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 4,500  
**Land Acres<sup>\*</sup>:** 0.1033  
**Pool:** N

<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:**  
SOTO DIANA  
**Primary Owner Address:**  
1601 BESSIE ST  
FORT WORTH, TX 76104-1704

**Deed Date:** 4/12/2012  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** 000000000000000

| Previous Owners     | Date       | Instrument      | Deed Volume | Deed Page |
|---------------------|------------|-----------------|-------------|-----------|
| GARCIA GLORIA M EST | 12/13/2007 | 000000000000000 | 0000000     | 0000000   |
| GARCIA JOHNNIE      | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$60,125           | \$36,000    | \$96,125     | \$96,125                     |
| 2024 | \$60,125           | \$36,000    | \$96,125     | \$96,125                     |
| 2023 | \$46,520           | \$36,000    | \$82,520     | \$82,520                     |
| 2022 | \$36,939           | \$36,000    | \$72,939     | \$72,939                     |
| 2021 | \$12,202           | \$18,000    | \$30,202     | \$30,202                     |
| 2020 | \$15,346           | \$18,000    | \$33,346     | \$33,346                     |

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.