



Address: [415 N NICHOLS ST](#)
City: FORT WORTH
Georeference: 36870-B-6
Subdivision: RYAN, JAMES SUBDIVISION
Neighborhood Code: 2M210D

Latitude: 32.7634226861
Longitude: -97.3264832539
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 B Lot 6

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: C1

Year Built: 0

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/24/2024

Site Number: 80874318
Site Name: RYAN, JAMES SUBDIVISION Block B Lot 6
Site Class: C1 - Residential - Vacant Land
Parcels: 1
Approximate Size⁺⁺⁺: 0
Percent Complete: 0%
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:
TESTUDO RESIDENTIAL LLC

Primary Owner Address:
101 W GLADE RD STE 109
EULESS, TX 76039

Deed Date: 1/28/2022
Deed Volume:
Deed Page:
Instrument: [D222026903](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CENTALINE ENTERPRISES LLC	5/14/2014	D214105028	0000000	0000000
CAMACHO CARL	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	\$0	\$25,106	\$25,106	\$25,106
2024	\$0	\$30,128	\$30,128	\$30,128
2023	\$0	\$29,250	\$29,250	\$29,250
2022	\$0	\$22,500	\$22,500	\$22,500
2021	\$0	\$22,500	\$22,500	\$22,500
2020	\$0	\$22,500	\$22,500	\$22,500

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.