



Address: [501 N NICHOLS ST](#)
City: FORT WORTH
Georeference: 36870-B-8
Subdivision: RYAN, JAMES SUBDIVISION
Neighborhood Code: 2M210D

Latitude: 32.7636426732
Longitude: -97.3266314913
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 8
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: 1926
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 02582929
Site Name: RYAN, JAMES SUBDIVISION-B-8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 976
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:
SIFUENTES RAY
Primary Owner Address:
501 N NICHOLS ST
FORT WORTH, TX 76106
Deed Date: 4/12/2022
Deed Volume:
Deed Page:
Instrument: [D222095804](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIFUENTES CONNIE	4/10/2008	D208136684	0000000	0000000
SAFLUENTIS RAY	11/1/2007	D207389958	0000000	0000000
FERRIS PATRICK THOMAS	12/17/1996	00126230000654	0012623	0000654
FERRIS LEO PATRICK	12/3/1996	00125970001169	0012597	0001169
GONZALES BETTY KING;GONZALES GREGORY	4/2/1996	00123150002246	0012315	0002246
GONZALES RALPH	6/18/1986	00085830002279	0008583	0002279
FERRIS LEO PATRICK	2/6/1985	00080840002022	0008084	0002022

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	\$49,807	\$36,000	\$85,807	\$85,807
2024	\$49,807	\$36,000	\$85,807	\$85,807
2023	\$37,590	\$36,000	\$73,590	\$73,590
2022	\$29,132	\$36,000	\$65,132	\$16,688
2021	\$9,398	\$18,000	\$27,398	\$15,171
2020	\$9,398	\$18,000	\$27,398	\$13,792

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.