



**Address:** [517 N NICHOLS ST](#)  
**City:** FORT WORTH  
**Georeference:** 36870-B-11  
**Subdivision:** RYAN, JAMES SUBDIVISION  
**Neighborhood Code:** 2M210D

**Latitude:** 32.7639748534  
**Longitude:** -97.3268575194  
**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 11

**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:** 1920

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 80874226  
**Site Name:** RYAN, JAMES SUBDIVISION B 11  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 728  
**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:**  
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	<a href="#">D222083183 CWD</a>		
REYES EDWARD	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 <sup>+</sup>
2025	\$74,953	\$36,000	\$110,953	\$110,953
2024	\$74,953	\$36,000	\$110,953	\$110,953
2023	\$57,993	\$36,000	\$93,993	\$93,993
2022	\$46,049	\$36,000	\$82,049	\$82,049
2021	\$15,211	\$18,000	\$33,211	\$33,211
2020	\$19,130	\$18,000	\$37,130	\$37,130

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.