



Address: [4024 FITZHUGH AVE](#)
City: FORT WORTH
Georeference: 37270-1-3
Subdivision: SAN ROE ADDITION 3RD FILING
Neighborhood Code: 1H040N

Latitude: 32.7168982006
Longitude: -97.264460757
TAD Map: 2072-380
MAPSCO: TAR-078V



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: SAN ROE ADDITION 3RD
FILING Block 1 Lot 3

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: 1955

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$97,966

Protest Deadline Date: 5/24/2024

Site Number: 02676370

Site Name: SAN ROE ADDITION 3RD FILING-1-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,028

Percent Complete: 100%

Land Sqft^{*}: 7,551

Land Acres^{*}: 0.1733

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:

NICHOLSON JEFFREY
NICHOLSON JANICE

Primary Owner Address:

4024 FITZHUGH AVE
FORT WORTH, TX 76105-4920

Deed Date: 4/12/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204122505](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOPKINS JANICE	7/1/1998	00133090000215	0013309	0000215
BIBLE JULIUS V	12/31/1900	00000000000000	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	\$75,313	\$22,653	\$97,966	\$65,366
2024	\$75,313	\$22,653	\$97,966	\$59,424
2023	\$73,535	\$22,653	\$96,188	\$54,022
2022	\$63,101	\$5,000	\$68,101	\$49,111
2021	\$55,165	\$5,000	\$60,165	\$44,646
2020	\$59,436	\$5,000	\$64,436	\$40,587

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

- HOMESTEAD GENERAL 11.13(b)

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.