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**Address:** [4444 HARLANWOOD DR N # 117](#)  
**City:** FORT WORTH  
**Georeference:** 36703C---09  
**Subdivision:** ROYALE ORLEANS NORTH CONDO  
**Neighborhood Code:** A4T010G

**Latitude:** 32.7058537372  
**Longitude:** -97.3876352492  
**TAD Map:** 2030-376  
**MAPSCO:** TAR-078X



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

## PROPERTY DATA

**Legal Description:** ROYALE ORLEANS NORTH  
CONDO Block A Lot 117 .018532 % CE

**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)

**Site Number:** 05104564  
**Site Name:** ROYALE ORLEANS NORTH CONDO-A-117  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,238  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 0  
**Land Acres<sup>\*</sup>:** 0.0000  
**Pool:** N

**State Code:** A

**Year Built:** 1969

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$232,193

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

<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:**

NICHOLS CORY  
NICHOLS VICKI

**Primary Owner Address:**

130 ENGLISH LAKE CT  
WEATHERFORD, TX 76088

**Deed Date:** 4/30/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225076542](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KNOTT CAROLYN E	12/4/2007	<a href="#">D207433748</a>	0000000	0000000
HIGHTOWER HERBERT;HIGHTOWER NANCY	11/11/2005	<a href="#">D205347691</a>	0000000	0000000
THOMAS MARTHA ETAL	4/15/2004	000000000000000	0000000	0000000
SCOTT ZELDA MAE EST	11/4/1994	00117840001999	0011784	0001999
MOFFATT BETTY CLAIRE	1/4/1994	00113970000579	0011397	0000579
COOK HELEN	12/30/1991	00104860001859	0010486	0001859
DANIEL PAULINE	12/31/1900	00074430001339	0007443	0001339

## 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	\$146,000	\$50,000	\$196,000	\$196,000
2024	\$182,193	\$50,000	\$232,193	\$185,176
2023	\$192,224	\$20,000	\$212,224	\$168,342
2022	\$171,141	\$20,000	\$191,141	\$153,038
2021	\$155,004	\$20,000	\$175,004	\$139,125
2020	\$165,963	\$20,000	\$185,963	\$126,477

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.