



**Address:** [8016 PRETORIA PL](#)  
**City:** FORT WORTH  
**Georeference:** 7850D-16-13  
**Subdivision:** COLUMBUS HEIGHTS ADDITION  
**Neighborhood Code:** 4S004E

**Latitude:** 32.6244109786  
**Longitude:** -97.3907229354  
**TAD Map:** 2030-348  
**MAPSCO:** TAR-103P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** COLUMBUS HEIGHTS  
ADDITION Block 16 Lot 13

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07815042

**Site Name:** COLUMBUS HEIGHTS ADDITION-16-13

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,111

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,926

**Land Acres<sup>\*</sup>:** 0.1589

**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:**

NELSON NICHOLAS B

**Primary Owner Address:**

4902 TRAILHEAD BEND WAY APT 12111  
FORT WORTH, TX 76109

**Deed Date:** 4/8/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220081544](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEGURA VANESSA G L	7/30/2015	<a href="#">D215172961</a>		
MRH SUB I LLC	2/3/2015	<a href="#">D215026029</a>		
DOLPH RENEE M	12/13/2002	00162460000168	0016246	0000168
HIGHLAND HOME LTD	8/20/2002	00159290000075	0015929	0000075
HILLWOOD RLD LP	1/1/2001	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 <sup>+</sup>
2025	\$278,551	\$60,000	\$338,551	\$338,551
2024	\$278,551	\$60,000	\$338,551	\$338,551
2023	\$279,893	\$60,000	\$339,893	\$290,887
2022	\$232,408	\$50,000	\$282,408	\$264,443
2021	\$190,403	\$50,000	\$240,403	\$240,403
2020	\$169,880	\$50,000	\$219,880	\$219,880

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.