



Address: [105 WESTVIEW AVE](#)
City: FORT WORTH
Georeference: 26480-30-2R1
Subdivision: MONTICELLO ADDITION-FORT WORTH
Neighborhood Code: 4C120B

Latitude: 32.7588799659
Longitude: -97.3770818948
TAD Map: 2036-396
MAPSCO: TAR-061Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MONTICELLO ADDITION-FORT WORTH Block 30 Lot 2R1

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: 41429192
Site Name: MONTICELLO ADDITION-FORT WORTH-30-2R1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,948
Percent Complete: 100%
Land Sqft^{*}: 12,096
Land Acres^{*}: 0.2776
Pool: N

State Code: A
Year Built: 2001
Personal Property Account: N/A
Agent: None
Notice Sent Date: 5/1/2025
Notice Value: \$1,578,541
Protest Deadline Date: 5/24/2024

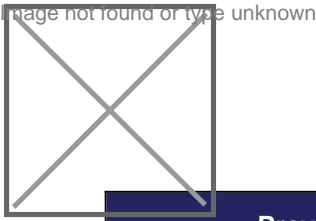
⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
NICKELS DAVID BROOKS
NICKELS JENNIFER H
Primary Owner Address:
105 WESTVIEW AVE
FORT WORTH, TX 76107-1155

Deed Date: 6/24/2019
Deed Volume:
Deed Page:
Instrument: [D219140203](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NICKELS DAVID B;NICKELS JENNIFER	1/1/2008	000000000000000	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	\$1,034,221	\$544,320	\$1,578,541	\$1,557,350
2024	\$1,034,221	\$544,320	\$1,578,541	\$1,415,773
2023	\$999,985	\$544,320	\$1,544,305	\$1,287,066
2022	\$851,640	\$423,360	\$1,275,000	\$1,170,060
2021	\$851,640	\$423,360	\$1,275,000	\$1,063,691
2020	\$458,472	\$544,320	\$1,002,792	\$966,992

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.