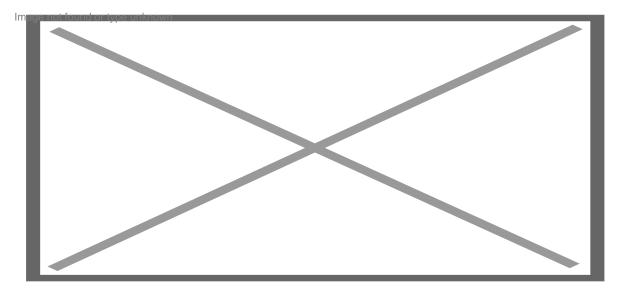


# Tarrant Appraisal District Property Information | PDF Account Number: 02582767

### Address: 408 N NICHOLS ST

City: FORT WORTH Georeference: 36870-A-3 Subdivision: RYAN, JAMES SUBDIVISION Neighborhood Code: OFC-Northwest Tarrant County Latitude: 32.7635152081 Longitude: -97.3259788315 TAD Map: 2048-396 MAPSCO: TAR-063S





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

### PROPERTY DATA

### Legal Description: RYAN, JAMES SUBDIVISION Block A Lot 3 Jurisdictions: CITY OF FORT WORTH (026) Site Number: 80874322 **TARRANT COUNTY (220)** TARRANT REGIONAL WATER DISTRICT (223) Site Name: VACANT LAND - COMMERCIAL Site Class: LandVacantComm - Vacant Land -Commercial **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** FORT WORTH ISD (905) **Primary Building Name:** State Code: C1C Primary Building Type: Year Built: 0 Gross Building Area+++: 0 Personal Property Account: N/A Net Leasable Area+++: 0 Agent: THE RAY TAX GROUP LLC (01008) Percent Complete: 0% Protest Deadline Date: 5/15/2025 Land Sqft\*: 4,500 Land Acres<sup>\*</sup>: 0.1033 +++ Rounded.

\* This represents one of a hierarchy of possible values ranked **Pool:** N in the following order: Recorded, Computed, System, Calculated.





### Current Owner: BREWER & HALE LLC

Primary Owner Address: 101 W GLADE RD STE 109 EULESS, TX 76039 Deed Date: 12/27/2021 Deed Volume: Deed Page: Instrument: D221376708

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEGACY CAPITAL PARTNERS II LTD	9/25/2014	D214211291		
BURTON GREGORY A;BURTON JAMIE D	9/23/2005	D205290580	000000	0000000
BURTON MARTHA	7/11/1997	00128450000471	0012845	0000471
BURTON JAMES D	12/31/1900	000000000000000000000000000000000000000	000000	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	\$0	\$0	\$0	\$0
2024	\$0	\$22,500	\$22,500	\$22,500
2023	\$0	\$22,500	\$22,500	\$22,500
2022	\$0	\$22,500	\$22,500	\$22,500
2021	\$0	\$22,500	\$22,500	\$22,500
2020	\$0	\$22,500	\$22,500	\$22,500

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.