

Account Number: 02582775

LOCATION

Address: 414 N NICHOLS ST

City: FORT WORTH
Georeference: 36870-A-4

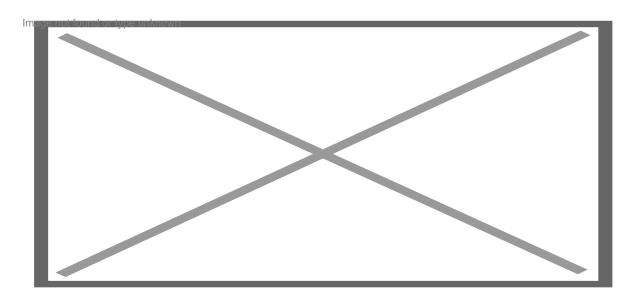
Subdivision: RYAN, JAMES SUBDIVISION

Neighborhood Code: 2M210D

Latitude: 32.7636346107 Longitude: -97.3260599507

**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 4

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: C1 Year Built: 0

Personal Property Account: N/A

Agent: None

**Protest Deadline Date: 5/15/2025** 

**Site Number:** 02582775

**Site Name:** RYAN, JAMES SUBDIVISION-A-4 **Site Class:** C1 - Residential - Vacant Land

Parcels: 1

Approximate Size+++: 0 Percent Complete: 0% Land Sqft\*: 4,500 Land Acres\*: 0.1033

Pool: N

+++ Rounded

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



## **OWNER INFORMATION**

Current Owner:
CONTRERAS ISABEL
Primary Owner Address:
414 N NICHOLS ST
FORT WORTH, TX 76102-1635

Deed Date: 12/31/1900 Deed Volume: 0000000 Deed Page: 0000000

Instrument: 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CONTRERAS MARIA;CONTRERAS SULMARO	5/7/1900	00033220000677	0003322	0000677

## **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	\$36,000	\$36,000	\$36,000
2023	\$0	\$36,000	\$36,000	\$36,000
2022	\$0	\$36,000	\$36,000	\$36,000
2021	\$0	\$18,000	\$18,000	\$18,000
2020	\$0	\$18,000	\$18,000	\$18,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.