



Address: [504 N NICHOLS ST](#)
City: FORT WORTH
Georeference: 36870-A-6
Subdivision: RYAN, JAMES SUBDIVISION
Neighborhood Code: 2M210D

Latitude: 32.7638982889
Longitude: -97.326242232
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 6 & 7

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: A

Year Built: 1916

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02582805

Site Name: RYAN, JAMES SUBDIVISION-A-6-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 756

Percent Complete: 100%

Land Sqft^{*}: 9,000

Land Acres^{*}: 0.2066

Pool: N

⁺⁺⁺ Rounded.

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



OWNER INFORMATION

Current Owner:

HINOJOS JULIO JR

Primary Owner Address:

504 N NICHOLS ST
FORT WORTH, TX 76102-1637

Deed Date: 5/3/1993

Deed Volume: 0012482

Deed Page: 0001136

Instrument: 00124820001136

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HINOJOS JULIO	1/3/1987	00000000000000	0000000	0000000
HINOJOS ATANACIA	1/2/1987	00087970002281	0008797	0002281
HINOJOS JULIO	2/6/1986	00000000000000	0000000	0000000
HINOJOS ATANACIA	12/31/1900	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$41,859	\$72,000	\$113,859	\$19,308
2023	\$31,592	\$72,000	\$103,592	\$17,553
2022	\$24,484	\$72,000	\$96,484	\$15,957
2021	\$7,898	\$27,000	\$34,898	\$14,506
2020	\$7,898	\$27,000	\$34,898	\$13,187

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.