



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.