



**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<sup>+++</sup>:** 756

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,000

**Land Acres<sup>\*</sup>:** 0.2066

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> 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 <sup>+</sup>
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.