



**Address:** [518 N NICHOLS ST](#)  
**City:** FORT WORTH  
**Georeference:** 36870-A-10  
**Subdivision:** RYAN, JAMES SUBDIVISION  
**Neighborhood Code:** 2M210D

**Latitude:** 32.764276261  
**Longitude:** -97.3264935074  
**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 10

**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:** 1953

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 80874225

**Site Name:** RYAN, JAMES SUBDIVISION A 10

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 512

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,500

**Land Acres<sup>\*</sup>:** 0.1033

**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:**

SOTO DIANA

**Primary Owner Address:**

1601 BESSIE ST  
FORT WORTH, TX 76104-1704

**Deed Date:** 4/12/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARCIA GLORIA M EST	12/13/2007	000000000000000	0000000	0000000
GARCIA JOHNNIE	12/31/1900	000000000000000	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	\$60,125	\$36,000	\$96,125	\$96,125
2023	\$46,520	\$36,000	\$82,520	\$82,520
2022	\$36,939	\$36,000	\$72,939	\$72,939
2021	\$12,202	\$18,000	\$30,202	\$30,202
2020	\$15,346	\$18,000	\$33,346	\$33,346

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.