



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⁺⁺⁺: 512

Percent Complete: 100%

Land Sqft^{*}: 4,500

Land Acres^{*}: 0.1033

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:

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 ⁺
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.