



Address: [509 N NICHOLS ST](#)
City: FORT WORTH
Georeference: 36870-B-10
Subdivision: RYAN, JAMES SUBDIVISION
Neighborhood Code: 2M210D

Latitude: 32.7638666448
Longitude: -97.3267821591
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 B 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: C1

Year Built: 0

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/15/2025

Site Number: 80874314

Site Name: RYAN, JAMES SUBDIVISION Block B Lot 10

Site Class: C1 - Residential - Vacant Land

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

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:
TESTUDO HOLDINGS LLC
Primary Owner Address:
101 W GLADE RD STE 109
EULESS, TX 76039

Deed Date: 10/11/2022
Deed Volume:
Deed Page:
Instrument: [D222247927](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FW FIXER UPPER LLC	7/14/2022	D222181544		
VAQUERA ELIZABETH	12/20/2000	D222181543		
VAQUERA FRANK	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	\$0	\$30,128	\$30,128	\$30,128
2023	\$0	\$29,250	\$29,250	\$29,250
2022	\$0	\$22,500	\$22,500	\$22,500
2021	\$0	\$22,500	\$22,500	\$22,500
2020	\$0	\$22,500	\$22,500	\$22,500

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.