



Address: [517 N NICHOLS ST](#)
City: FORT WORTH
Georeference: 36870-B-11
Subdivision: RYAN, JAMES SUBDIVISION
Neighborhood Code: 2M210D

Latitude: 32.7639748534
Longitude: -97.3268575194
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 11

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: 1920

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 80874226

Site Name: RYAN, JAMES SUBDIVISION B 11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 728

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:
FELICITA ZEPEDA REYES FAMILY TRUST
Primary Owner Address:
3908 RYAN AVE
FORT WORTH, TX 76110

Deed Date: 4/2/2022
Deed Volume:
Deed Page:
Instrument: [D222074495](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THE EDWARD M REYES FAMILY TRUST	4/1/2022	D222083183 CWD		
REYES EDWARD	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	\$74,953	\$36,000	\$110,953	\$110,953
2023	\$57,993	\$36,000	\$93,993	\$93,993
2022	\$46,049	\$36,000	\$82,049	\$82,049
2021	\$15,211	\$18,000	\$33,211	\$33,211
2020	\$19,130	\$18,000	\$37,130	\$37,130

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.