



**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<sup>+++</sup>:** 728

**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:**  
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	<a href="#">D222083183 CWD</a>		
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 <sup>+</sup>
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.