



**Address:** [519 N NICHOLS ST](#)  
**City:** FORT WORTH  
**Georeference:** 36870-B-12  
**Subdivision:** RYAN, JAMES SUBDIVISION  
**Neighborhood Code:** 2M210D

**Latitude:** 32.7640906801  
**Longitude:** -97.3269357989  
**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 12

**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:** 80874227

**Site Name:** RYAN, JAMES SUBDIVISION Block B Lot 12

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**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:**  
BREWER & HALE LLC  
**Primary Owner Address:**  
101 W GLADE RD STE 109  
EULESS, TX 76039

**Deed Date:** 12/27/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221376708](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEGACY CAPITAL PARTNERS II LTD	1/16/2015	<a href="#">D215011599</a>		
SAYYED NAHIDA	4/25/2012	<a href="#">D215011598</a>		
SAYYED AMIN H	8/15/1988	00093620001528	0009362	0001528
HOWELL DELIGHTFUL R	7/18/1988	00093620001524	0009362	0001524
HOWELL W G ETAL	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	\$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.