

Tarrant Appraisal District Property Information | PDF

Account Number: 02582961

Address: 519 N NICHOLS ST

City: FORT WORTH
Georeference: 36870-B-12

LOCATION

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\*\*\*: 0
Percent Complete: 0%
Land Sqft\*: 4,500
Land Acres\*: 0.1033

Pool: N

+++ Rounded.

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<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	D215011599		
SAYYED NAHIDA	4/25/2012	D215011598		
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*
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

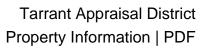
Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

There are no exemptions for this property

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



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.

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