



## LOCATION

**Address:** [3806 N NICHOLS ST](#)  
**City:** FORT WORTH  
**Georeference:** 14570-1-8  
**Subdivision:** FOSTEPCO HEIGHTS ADDITION  
**Neighborhood Code:** 2M200F

**Latitude:** 32.8127512531  
**Longitude:** -97.3403748019  
**TAD Map:** 2048-416  
**MAPSCO:** TAR-048V



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** FOSTEPCO HEIGHTS  
ADDITION Block 1 Lot 8 & 9

**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:** 1944

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 00984507

**Site Name:** FOSTEPCO HEIGHTS ADDITION-1-8-20

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 960

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**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:**

CANO JOSE A  
CANO ANGELA

**Primary Owner Address:**

3806 N NICHOLS ST  
FORT WORTH, TX 76106-3813

**Deed Date:** 3/6/1996

**Deed Volume:** 0012316

**Deed Page:** 0001676

**Instrument:** 00123160001676

| Previous Owners   | Date       | Instrument     | Deed Volume | Deed Page |
|-------------------|------------|----------------|-------------|-----------|
| LARGENT ELIZABETH | 6/27/1989  | 00096370000784 | 0009637     | 0000784   |
| CATO J C          | 12/31/1900 | 00000000000000 | 0000000     | 0000000   |

## VALUES

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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 | \$117,789          | \$43,750    | \$161,539    | \$121,436                    |
| 2023 | \$129,990          | \$31,250    | \$161,240    | \$110,396                    |
| 2022 | \$108,973          | \$16,500    | \$125,473    | \$100,360                    |
| 2021 | \$103,921          | \$16,500    | \$120,421    | \$91,236                     |
| 2020 | \$88,405           | \$16,500    | \$104,905    | \$82,942                     |

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

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- HOMESTEAD GENERAL 11.13(b)

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.