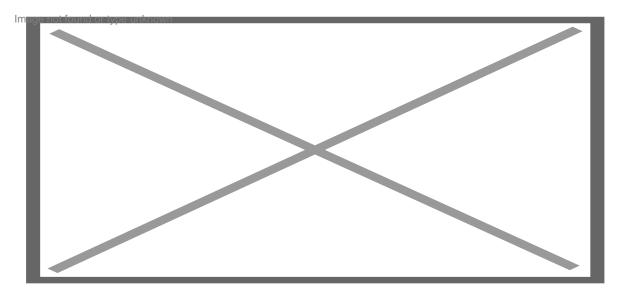


Tarrant Appraisal District Property Information | PDF Account Number: 00396338

Address: 7409 CALMAR CT

City: FORT WORTH Georeference: 6135-1-4 Subdivision: CALMAR COURT ADDITION Neighborhood Code: 1B070B Latitude: 32.750042632 Longitude: -97.1961367913 TAD Map: 2090-392 MAPSCO: TAR-080C





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

PROPERTY DATA

Legal Description: CALMAR COURT ADDITION Block 1 Lot 4

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: 1978 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025

Site Number: 00396338 Site Name: CALMAR COURT ADDITION-1-4 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 2,401 Percent Complete: 100% Land Sqft^{*}: 8,816 Land Acres^{*}: 0.2023 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: HUTCHISON ANGELA F

Primary Owner Address: 7409 CALMAR CT FORT WORTH, TX 76112 Deed Date: 9/20/2017 Deed Volume: Deed Page: Instrument: DC

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COONROD JANETTE	7/3/1997	00128300000070	0012830	0000070
MAYBEN EVELYN;MAYBEN JAMES E	7/12/1985	00082490000336	0008249	0000336
TURKETT WARREN B JR	12/31/1900	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$307,015	\$50,000	\$357,015	\$281,136
2023	\$308,546	\$50,000	\$358,546	\$255,578
2022	\$276,171	\$35,000	\$311,171	\$232,344
2021	\$200,129	\$15,000	\$215,129	\$211,222
2020	\$177,020	\$15,000	\$192,020	\$192,020

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

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.