



**Address:** [7509 CALMAR CT](#)  
**City:** FORT WORTH  
**Georeference:** 6135-1-18  
**Subdivision:** CALMAR COURT ADDITION  
**Neighborhood Code:** 1B070B

**Latitude:** 32.75009661  
**Longitude:** -97.1942723916  
**TAD Map:** 2090-392  
**MAPSCO:** TAR-080D



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

## PROPERTY DATA

**Legal Description:** CALMAR COURT ADDITION  
Block 1 Lot 18

**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:** CHANDLER CROUCH (11730)

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

**Site Number:** 00396486

**Site Name:** CALMAR COURT ADDITION-1-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,356

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,360

**Land Acres<sup>\*</sup>:** 0.2148

**Pool:** Y

<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:**  
FRAZIER MARICELL ESTEBAN  
**Primary Owner Address:**  
7509 CALMAR CT  
FORT WORTH, TX 76112

**Deed Date:** 9/3/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221268428](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JEMI HOMES LLC	6/8/2021	<a href="#">D221170044</a>		
CUNNINGHAM MARY	11/20/2010	00000000000000	0000000	0000000
CUNNINGHAM MARY;CUNNINGHAM WM EST	9/10/1984	00079460000860	0007946	0000860
LOWE DAVID W	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	\$260,864	\$50,000	\$310,864	\$310,864
2023	\$328,249	\$50,000	\$378,249	\$358,669
2022	\$291,063	\$35,000	\$326,063	\$326,063
2021	\$208,527	\$15,000	\$223,527	\$203,509
2020	\$170,008	\$15,000	\$185,008	\$185,008

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.