



Address: [8000 CALMONT AVE](#)
City: FORT WORTH
Georeference: 45950-2-CR
Subdivision: WEST PLAZA ADDITION
Neighborhood Code: APT-Senior Living

Latitude: 32.7345633861
Longitude: -97.4539911674
TAD Map: 2012-388
MAPSCO: TAR-073L



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

PROPERTY DATA

Legal Description: WEST PLAZA ADDITION Block 2
Lot CR

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COMMERCE (225)
FORT WORTH ISD (900)

Site Number: 80496237
Site Name: HILL VILLA LUXURY RETIREMENT L
Site Class: APT SnrLvng - Apartment-Senior Living
Parcels: 1
Primary Building Name: HILL VILLA LUXURY RETIREMENT LIVING / 05766001

State Code: F1
Primary Building Type: Commercial

Year Built: 1983
Gross Building Area+++: 70,895

Personal Property Account: [14908366](#)
Net Leasable Area+++: 70,895

Agent: None
Percent Complete: 100%

Protest Deadline Date: 5/15/2025
Land Sqft*: 217,800

Land Acres*: 5.0000

+++ Rounded.

Pool: N

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



OWNER INFORMATION

Current Owner:
CALMONT VILLA FW LLC
Primary Owner Address:
1990 N INTERSTATE 35
ROUND ROCK, TX 78681

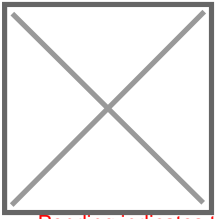
Deed Date: 5/17/2024
Deed Volume:
Deed Page:
Instrument: [D224092521](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICORP LLC	5/27/2020	D220122878		
A-HEAD VENTURES LLC	12/11/2019	D219285401		
TEXAS-LTC LP	10/7/2008	D208387559	0000000	0000000
GRAND COURT FW PROPERTY ETAL	5/8/2003	00166810000001	0016681	0000001
CANYON CREEK DEVELOPMENT INC	5/7/2003	00166800000289	0016680	0000289
GRAND COURT-FORT WORTH ASSOC	7/29/1999	00139340000443	0013934	0000443
RIA DEVELOPMENT INC	1/3/1989	00094820001899	0009482	0001899
RETIREMENT INN/WESTERN HILLS	2/3/1986	00084450000123	0008445	0000123
RIA DEVELOPMENT INC	11/19/1985	00083740002233	0008374	0002233
RETIREMENT INV OF AMERICA INC	1/1/1985	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	\$1,987,700	\$762,300	\$2,750,000	\$2,750,000
2023	\$1,737,700	\$762,300	\$2,500,000	\$2,500,000
2022	\$2,088,053	\$762,300	\$2,850,353	\$2,850,353
2021	\$764,778	\$762,300	\$1,527,078	\$1,527,078
2020	\$762,700	\$762,300	\$1,525,000	\$1,525,000



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.