



**Address:** [3816 CALMONT AVE](#)  
**City:** FORT WORTH  
**Georeference:** 13410-53-6  
**Subdivision:** FACTORY PLACE ADDITION  
**Neighborhood Code:** 4C210C

**Latitude:** 32.7337899346  
**Longitude:** -97.3740004218  
**TAD Map:** 2036-388  
**MAPSCO:** TAR-075M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FACTORY PLACE ADDITION  
Block 53 Lot 6

**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:** 1926

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00901032

**Site Name:** FACTORY PLACE ADDITION-53-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,396

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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:**

BRADFORD DERRICK  
FICHTER JACI D

**Primary Owner Address:**

3816 CALMONT AVE  
FORT WORTH, TX 76107

**Deed Date:** 5/6/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220103658](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEAL KEVIN A;DEAL TAYLOR I	9/1/2017	<a href="#">D217204947</a>		
DOCKEN TONY WAYNE	6/3/2010	<a href="#">D210135927</a>	0000000	0000000
BRITAIN ISABEL;BRITAIN STEVEN	11/13/2009	<a href="#">D209305003</a>	0000000	0000000
NATIONSTAR MORTGAGE LLC	9/1/2009	<a href="#">D209238266</a>	0000000	0000000
GARZA ADELITA	12/31/1999	00141680000067	0014168	0000067
ERWIN DALE	12/30/1999	00141680000070	0014168	0000070
KEENAN THAD M	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	\$160,000	\$135,000	\$295,000	\$295,000
2024	\$165,000	\$135,000	\$300,000	\$300,000
2023	\$174,871	\$135,000	\$309,871	\$294,800
2022	\$133,000	\$135,000	\$268,000	\$268,000
2021	\$135,000	\$135,000	\$270,000	\$270,000
2020	\$89,400	\$135,000	\$224,400	\$224,400

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.