



Address: [3412 N CALHOUN ST](#)
City: FORT WORTH
Georeference: 14570-45-6
Subdivision: FOSTEPCO HEIGHTS ADDITION
Neighborhood Code: WH-North Fort Worth General

Latitude: 32.8077561151
Longitude: -97.3491325538
TAD Map: 2042-412
MAPSCO: TAR-048Y



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 45 Lot 6 BLK 45 LOTS 6 & 7

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: F1

Year Built: 1962

Personal Property Account: N/A

Agent: RYAN LLC (00320)

Notice Sent Date: 4/15/2025

Notice Value: \$359,429

Protest Deadline Date: 5/31/2024

Site Number: 80082017

Site Name: 3412 N CALHOUN ST

Site Class: WHStorage - Warehouse-Storage

Parcels: 1

Primary Building Name: 3412 N CALHOUN ST / 00990892

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 6,050

Net Leasable Area⁺⁺⁺: 5,850

Percent Complete: 100%

Land Sqft^{*}: 12,500

Land Acres^{*}: 0.2869

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:

AMCHANCE LLC

Primary Owner Address:

16161 CLEAR VALLEY PL
ENCINO, CA 91436

Deed Date: 10/26/2021

Deed Volume:

Deed Page:

Instrument: [D221315953](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAAR LLC	10/5/2015	D215228583		
HANK'S CLEAN UP & ROLL OFF SVC	10/5/2015	D215228582		
HANK'S CLEAN UP & ROLL-OFF	4/7/2011	D211083546	0000000	0000000
LOPEZ HENRY	2/27/2004	D204063771	0000000	0000000
CONSOLIDATED GASOLINE INC	7/1/2003	00168900000106	0016890	0000106
RICHARD CARR CONST CO	12/15/1999	00141430000035	0014143	0000035
WALT WILLIAMS CONSTRUCTION INC	8/19/1996	00124850000260	0012485	0000260
KIMBELL INC	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 ⁺
2025	\$256,304	\$103,125	\$359,429	\$304,920
2024	\$213,475	\$40,625	\$254,100	\$254,100
2023	\$198,046	\$40,625	\$238,671	\$238,671
2022	\$165,075	\$40,625	\$205,700	\$205,700
2021	\$193,200	\$12,500	\$205,700	\$205,700
2020	\$181,100	\$12,500	\$193,600	\$193,600

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.