



Address: [8800 CALMONT AVE](#)
City: FORT WORTH
Georeference: 46075-71-1
Subdivision: WESTERN HILLS ADD SEC III-VIII
Neighborhood Code: APT-Normandale

Latitude: 32.7358228528
Longitude: -97.470144193
TAD Map: 2006-388
MAPSCO: TAR-073E



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

PROPERTY DATA

Legal Description: WESTERN HILLS ADD SEC III-VIII Block 71 Lot 1

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: C1C

Year Built: 0

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$52,612

Protest Deadline Date: 5/31/2024

Site Number: 80238947
Site Name: VACANT
Site Class: LandVacantComm - Vacant Land -Commercial
Parcels: 1
Primary Building Name:
Primary Building Type:
Gross Building Area⁺⁺⁺: 0
Net Leasable Area⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 146,144
Land Acres^{*}: 3.3550
Pool: N

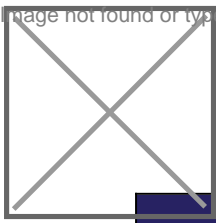
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
BOU HAMDAN LLC
Primary Owner Address:
PO BOX 855065
NORTH RICHLAND HILLS, TX 76182

Deed Date: 6/26/2024
Deed Volume:
Deed Page:
Instrument: [D224112156](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ABIFARAJ BASSAM	3/19/2024	D224047935		
BOU-HAMDAN LLC	10/4/2017	D217233655		
PRUETT JAMES	6/7/2000	00143840000398	0014384	0000398
TEXAS EXECUTIVE MGT CORP	1/10/1996	00122280000498	0012228	0000498
LCDC INC	11/14/1989	00097630001822	0009763	0001822
FBB LAND JV	8/11/1989	00096780000151	0009678	0000151
FOLSOM INVESTMENTS	1/12/1989	00094910001610	0009491	0001610
FOLSOM ROBERT S TR	10/7/1980	00070090001850	0007009	0001850
EATON DAVID B TR	6/6/1975	00058340000562	0005834	0000562
ROBERT S FOLSOM	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	\$0	\$52,612	\$52,612	\$52,612
2024	\$0	\$52,612	\$52,612	\$52,612
2023	\$0	\$52,612	\$52,612	\$52,612
2022	\$0	\$52,612	\$52,612	\$52,612
2021	\$0	\$52,612	\$52,612	\$52,612
2020	\$0	\$52,612	\$52,612	\$52,612

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

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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.