



**Address:** [4312 CALMONT AVE](#)  
**City:** FORT WORTH  
**Georeference:** 45810-3-33  
**Subdivision:** WEST FT WORTH LAND CO  
**Neighborhood Code:** 4C210D

**Latitude:** 32.7340630804  
**Longitude:** -97.3829344814  
**TAD Map:** 2036-388  
**MAPSCO:** TAR-075L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WEST FT WORTH LAND CO  
Block 3 Lot 33

**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:** 1940

**Personal Property Account:** N/A

**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (60034)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$341,000

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

**Site Number:** 03440923

**Site Name:** WEST FT WORTH LAND CO-3-33

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,416

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,633

**Land Acres<sup>\*</sup>:** 0.1522

<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:**

CB & NG HOLDING COMPANY LLC

**Primary Owner Address:**

2650 MERRITT RD  
SACHSE, TX 75048

**Deed Date:** 2/21/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224032117](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HESTON DANIEL	2/15/2022	<a href="#">D222042562</a>		
JUNIPER PROPERTIES LLC	11/17/2016	<a href="#">D216279090</a>		
SILLS CAROLINE	6/5/2009	<a href="#">D209157085</a>	0000000	0000000
MATTHEWS CARI R	5/14/2004	<a href="#">D204151988</a>	0000000	0000000
EKHOLM E VICTOR	4/18/2003	00168470000057	0016847	0000057
CAMPBELL EDWIN V;CAMPBELL N BUNTING	5/22/1987	00089570001504	0008957	0001504
SCHLOTZHAUER BELINDA E	7/19/1984	00078940000698	0007894	0000698
PHILIP R REEVES JR	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	\$197,454	\$143,546	\$341,000	\$341,000
2024	\$197,454	\$143,546	\$341,000	\$341,000
2023	\$197,644	\$143,546	\$341,190	\$341,190
2022	\$145,906	\$143,572	\$289,478	\$289,478
2021	\$134,133	\$143,572	\$277,705	\$277,705
2020	\$115,000	\$135,000	\$250,000	\$250,000

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.