



Address: [3609 KODIAK CT](#)
City: FORT WORTH
Georeference: 40995H-2-7
Subdivision: SUTTER'S MILL ADDITION
Neighborhood Code: 3K400F

Latitude: 32.8744335956
Longitude: -97.3041388239
TAD Map: 2060-436
MAPSCO: TAR-035R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUTTER'S MILL ADDITION
Block 2 Lot 7

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KELLER ISD (907)

Site Number: 06697011
Site Name: SUTTER'S MILL ADDITION-2-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,704
Percent Complete: 100%
Land Sqft^{*}: 6,681
Land Acres^{*}: 0.1533
Pool: N

State Code: A

Year Built: 1998

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$303,895

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

CALDERON VICTOR J

Primary Owner Address:

3609 KODIAK CT
FORT WORTH, TX 76137-1300

Deed Date: 1/18/2000

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 00000000000000



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CALDERON PEGGY;CALDERON VICTOR J	3/4/1998	00131150000274	0013115	0000274
DARSONA ENTERPRISES INC	6/27/1997	00128200000026	0012820	0000026
METRONORTH DEVELOPMENT INC	1/1/1994	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	\$248,895	\$55,000	\$303,895	\$303,895
2024	\$248,895	\$55,000	\$303,895	\$277,514
2023	\$259,014	\$55,000	\$314,014	\$252,285
2022	\$215,981	\$45,000	\$260,981	\$229,350
2021	\$163,500	\$45,000	\$208,500	\$208,500
2020	\$163,502	\$44,998	\$208,500	\$192,618

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.