



**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)

**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

**Site Number:** 06697011  
**Site Name:** SUTTER'S MILL ADDITION-2-7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,704  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,681  
**Land Acres<sup>\*</sup>:** 0.1533  
**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:**

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:** 000000000000000

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 <sup>+</sup>
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.