



Address: [2304 CALMONT DR](#)
City: ARLINGTON
Georeference: 13572-23-18
Subdivision: FANNIN FARM ADDITION
Neighborhood Code: 1M100F

Latitude: 32.6378470529
Longitude: -97.1442820629
TAD Map: 2108-352
MAPSCO: TAR-110E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FANNIN FARM ADDITION Block
23 Lot 18

Jurisdictions:
CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A
Year Built: 1999
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 07233728
Site Name: FANNIN FARM ADDITION-23-18
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,101
Percent Complete: 100%
Land Sqft^{*}: 9,801
Land Acres^{*}: 0.2250
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:
NOLEN DANIEL
NOLEN ROBIN
Primary Owner Address:
2304 CALMONT DR
ARLINGTON, TX 76001-8408

Deed Date: 9/17/1999
Deed Volume: 0017018
Deed Page: 0000174
Instrument: 00170180000174

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LP	4/6/1999	00137520000148	0013752	0000148
RUSH CREEK FARM WEST LTD	1/1/1998	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	\$381,160	\$65,000	\$446,160	\$446,160
2024	\$381,160	\$65,000	\$446,160	\$446,160
2023	\$369,734	\$65,000	\$434,734	\$411,588
2022	\$325,749	\$55,000	\$380,749	\$374,171
2021	\$285,155	\$55,000	\$340,155	\$340,155
2020	\$261,490	\$55,000	\$316,490	\$316,490

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.