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**Address:** [704 CALENDER CT](#)  
**City:** FORT WORTH  
**Georeference:** 14566C-22-2  
**Subdivision:** FOSSIL PARK ESTATES  
**Neighborhood Code:** 2N100A

**Latitude:** 32.9092537586  
**Longitude:** -97.3738955108  
**TAD Map:** 2036-452  
**MAPSCO:** TAR-019Z



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

## PROPERTY DATA

**Legal Description:** FOSSIL PARK ESTATES Block  
22 Lot 2

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** PROPERTY TAX PROTEST (00795)

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

**Site Number:** 40066444

**Site Name:** FOSSIL PARK ESTATES-22-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,036

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,192

**Land Acres<sup>\*</sup>:** 0.1651

**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:**

BERCAT MANAGEMENT LLC

**Primary Owner Address:**

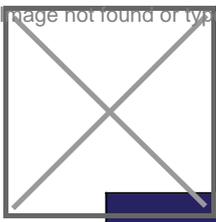
PO BOX 271582  
FLOWER MOUND, TX 75027-1582

**Deed Date:** 11/21/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D211098812](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALEN ANAND;ALEN CATHERINE D	11/17/2010	<a href="#">D210290495</a>	0000000	0000000
ALEN CATHERINE DIANA	3/30/2010	<a href="#">D210073417</a>	0000000	0000000
SECRETARY OF HUD	11/12/2009	<a href="#">D209319169</a>	0000000	0000000
WELLS FARGO BANK N A	11/3/2009	<a href="#">D209296654</a>	0000000	0000000
WILSON TAWANNA;WILSON TERRY	5/1/2006	<a href="#">D206136899</a>	0000000	0000000
MHI PARTNERSHIP LTD	9/20/2004	<a href="#">D204299295</a>	0000000	0000000
FHP PARTNERS LP	3/30/2004	<a href="#">D204097023</a>	0000000	0000000
WEST COMM INVESTMENTS LP	1/1/2002	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	\$240,000	\$65,000	\$305,000	\$305,000
2024	\$240,000	\$65,000	\$305,000	\$305,000
2023	\$307,781	\$45,000	\$352,781	\$352,781
2022	\$240,096	\$45,000	\$285,096	\$285,096
2021	\$163,000	\$45,000	\$208,000	\$208,000
2020	\$163,000	\$45,000	\$208,000	\$208,000

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.