



## LOCATION

**Address:** [8000 CALMONT AVE](#)  
**City:** FORT WORTH  
**Georeference:** 45950-2-CR  
**Subdivision:** WEST PLAZA ADDITION  
**Neighborhood Code:** APT-Senior Living

**Latitude:** 32.7345633861  
**Longitude:** -97.4539911674  
**TAD Map:** 2012-388  
**MAPSCO:** TAR-073L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WEST PLAZA ADDITION Block 2  
Lot CR

**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)

**Site Number:** 80496237

**Site Name:** HILL VILLA LUXURY RETIREMENT L

**Site Class:** APTSnrLvng - Apartment-Senior Living

**Parcels:** (225)

**Primary Building Name:** HILL VILLA LUXURY RETIREMENT LIVING / 05766001

**State Code:** F1

**Primary Building Type:** Commercial

**Year Built:** 1983

**Gross Building Area<sup>+++</sup>:** 70,895

**Personal Property Account:** [14908366](#)

**Net Leasable Area<sup>+++</sup>:** 70,895

**Agent:** None

**Percent Complete:** 100%

**Protest Deadline Date:**

**Land Sqft<sup>\*</sup>:** 217,800

5/15/2025

**Land Acres<sup>\*</sup>:** 5.0000

<sup>+++</sup> Rounded.

**Pool:** N

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

CALMONT VILLA FW LLC

**Primary Owner Address:**

1990 N INTERSTATE 35  
ROUND ROCK, TX 78681

**Deed Date:** 5/17/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224092521](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICORP LLC	5/27/2020	<a href="#">D220122878</a>		
A-HEAD VENTURES LLC	12/11/2019	<a href="#">D219285401</a>		
TEXAS-LTC LP	10/7/2008	<a href="#">D208387559</a>	0000000	0000000
GRAND COURT FW PROPERTY ETAL	5/8/2003	00166810000001	0016681	0000001
CANYON CREEK DEVELOPMENT INC	5/7/2003	00166800000289	0016680	0000289
GRAND COURT-FORT WORTH ASSOC	7/29/1999	00139340000443	0013934	0000443
RIA DEVELOPMENT INC	1/3/1989	00094820001899	0009482	0001899
RETIREMENT INN/WESTERN HILLS	2/3/1986	00084450000123	0008445	0000123
RIA DEVELOPMENT INC	11/19/1985	00083740002233	0008374	0002233
RETIREMENT INV OF AMERICA INC	1/1/1985	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	\$0	\$0	\$0	\$0
2024	\$1,987,700	\$762,300	\$2,750,000	\$2,750,000
2023	\$1,737,700	\$762,300	\$2,500,000	\$2,500,000
2022	\$2,088,053	\$762,300	\$2,850,353	\$2,850,353
2021	\$764,778	\$762,300	\$1,527,078	\$1,527,078
2020	\$762,700	\$762,300	\$1,525,000	\$1,525,000

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.