

## LOCATION

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**Address:** [2541 BIG SPRING DR](#)  
**City:** FORT WORTH  
**Georeference:** 46737-1-11  
**Subdivision:** WHITNEY MEADOWS ADDITION  
**Neighborhood Code:** 1B030F

**Latitude:** 32.7429437153  
**Longitude:** -97.1771069441  
**TAD Map:** 2096-388  
**MAPSCO:** TAR-081F



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** WHITNEY MEADOWS  
ADDITION Block 1 Lot 11

**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:** 40016617  
**Site Name:** WHITNEY MEADOWS ADDITION-1-11  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,023  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,405  
**Land Acres<sup>\*</sup>:** 0.1699  
**Pool:** N

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

+++ Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

CALZADA PHILLIP  
KOCIAN JENNETTE

**Primary Owner Address:**

2541 BIG SPRING DR  
FORT WORTH, TX 76120

**Deed Date:** 5/22/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220117173](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COMEAU BRANDON K;COMEAU KARA L	3/15/2017	<a href="#">D217059211</a>		
OD TEXAS D LLC	12/9/2016	<a href="#">D216295206</a>		
HARROD-LUI KELLY	11/21/2003	<a href="#">D203442539</a>	0000000	0000000
CHOICE HOMES INC	9/6/2003	<a href="#">D203356003</a>	0000000	0000000
HARRIS LAND DEVELOPMENT INC	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	\$0	\$0	\$0	\$0
2024	\$253,498	\$55,000	\$308,498	\$308,498
2023	\$286,573	\$55,000	\$341,573	\$289,493
2022	\$237,790	\$40,000	\$277,790	\$263,175
2021	\$199,250	\$40,000	\$239,250	\$239,250
2020	\$167,877	\$40,000	\$207,877	\$207,877

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.