



## LOCATION

---

**Address:** [2712 CALDER CT](#)  
**City:** FORT WORTH  
**Georeference:** 36954J-3-6  
**Subdivision:** S O 7 ADDITION  
**Neighborhood Code:** A4C040A

**Latitude:** 32.7491035246  
**Longitude:** -97.3549775837  
**TAD Map:** 2042-392  
**MAPSCO:** TAR-076B



Google Map or type unknown

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

## PROPERTY DATA

---

**Legal Description:** S O 7 ADDITION Block 3 Lot 6

**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)

**State Code:** A

**Year Built:** 2007

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40479226  
**Site Name:** S O 7 ADDITION-3-6  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,364  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 2,178  
**Land Acres<sup>\*</sup>:** 0.0500  
**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:**

NICHOLS THOMAS E  
NICHOLS THERESE

**Primary Owner Address:**

PO BOX 420  
FARWELL, TX 79325

**Deed Date:** 2/12/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221041028](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUMMERSETT ANNA	11/30/2016	<a href="#">D216280881</a>		
SOMMER C D FRITZ;SOMMER LESLIE D	6/2/2008	<a href="#">D208213174</a>	0000000	0000000
SO7 NO 1 LP	1/1/2004	000000000000000	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	\$578,715	\$145,000	\$723,715	\$723,715
2023	\$504,073	\$145,000	\$649,073	\$649,073
2022	\$458,605	\$145,000	\$603,605	\$603,605
2021	\$460,742	\$145,000	\$605,742	\$605,742
2020	\$410,000	\$145,000	\$555,000	\$555,000

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.