



## LOCATION

**Address:** [2713 CALDER CT](#)  
**City:** FORT WORTH  
**Georeference:** 36954J-4-3  
**Subdivision:** S O 7 ADDITION  
**Neighborhood Code:** A4C040A

**Latitude:** 32.7487503599  
**Longitude:** -97.3550638904  
**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 4 Lot 3

**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:** 2006

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40479331  
**Site Name:** S O 7 ADDITION-4-3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,223  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 2,614  
**Land Acres<sup>\*</sup>:** 0.0600  
**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:**

SIMS TERRI

**Primary Owner Address:**

2713 CALDER CT  
FORT WORTH, TX 76107-3077

**Deed Date:** 2/18/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221337931](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMS JACK A;SIMS TERRI	9/17/2007	<a href="#">D207362992</a>	0000000	0000000
SO7 NO 1 LP	1/1/2004	0000000000000000	0000000	0000000

## VALUES

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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	\$696,000	\$145,000	\$841,000	\$841,000
2023	\$642,308	\$145,000	\$787,308	\$787,308
2022	\$585,305	\$145,000	\$730,305	\$730,305
2021	\$588,045	\$145,000	\$733,045	\$733,045
2020	\$590,786	\$145,000	\$735,786	\$735,786

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

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- 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.