



**Address:** [8641 SNOWDROP CT](#)  
**City:** FORT WORTH  
**Georeference:** 33014-1-15  
**Subdivision:** PRIMROSE CROSSING  
**Neighborhood Code:** 4S004G

**Latitude:** 32.6132873925  
**Longitude:** -97.4169061008  
**TAD Map:** 2024-344  
**MAPSCO:** TAR-102U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PRIMROSE CROSSING Block 1  
Lot 15

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2011

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 41274784

**Site Name:** PRIMROSE CROSSING-1-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,728

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,840

**Land Acres<sup>\*</sup>:** 0.1799

**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:**

GUTIC ZORAN

GUTIC SVETLANA

**Primary Owner Address:**

8641 SNOWDROP CT  
FORT WORTH, TX 76123-5062

**Deed Date:** 4/4/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212086058](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	7/11/2011	<a href="#">D211223327</a>	0000000	0000000
MMCAD LLC	10/15/2010	<a href="#">D210260512</a>	0000000	0000000
FWHL INC	10/14/2010	<a href="#">D210260047</a>	0000000	0000000
BP 367 FORT WORTH LTD	1/1/2007	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	\$367,242	\$80,000	\$447,242	\$447,242
2024	\$367,242	\$80,000	\$447,242	\$447,242
2023	\$406,812	\$80,000	\$486,812	\$444,313
2022	\$375,102	\$60,000	\$435,102	\$403,921
2021	\$307,201	\$60,000	\$367,201	\$367,201
2020	\$284,485	\$60,000	\$344,485	\$344,485

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.