



**Address:** [5801 BINDWEED ST](#)  
**City:** FORT WORTH  
**Georeference:** 33014-30-16-70  
**Subdivision:** PRIMROSE CROSSING  
**Neighborhood Code:** 4S004H

**Latitude:** 32.6211970585  
**Longitude:** -97.4137660984  
**TAD Map:** 2024-344  
**MAPSCO:** TAR-102Q



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** PRIMROSE CROSSING Block  
30 Lot 16

**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:** 2016  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$337,487  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41329147  
**Site Name:** PRIMROSE CROSSING-30-16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,079  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,227  
**Land Acres<sup>\*</sup>:** 0.1199  
**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:**  
WALKER PHYLLIS M  
WALKER KARL D  
**Primary Owner Address:**  
5801 BINDWEED ST  
FORT WORTH, TX 76123

**Deed Date:** 4/28/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216090059](#)

| Previous Owners                                 | Date       | Instrument                 | Deed Volume | Deed Page |
|---|------------|----------------------------|-------------|-----------|
| LENNAR HOMES OF TEXAS SALES & MARKETING LTD     | 4/27/2016  | <a href="#">D216090058</a> |             |           |
| LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD | 9/10/2015  | <a href="#">D215209230</a> |             |           |
| MM FINISHED LOTS LLC                            | 11/12/2013 | <a href="#">D213292971</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   | 0000000000000000           | 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 | \$277,487          | \$60,000    | \$337,487    | \$311,454                    |
| 2024 | \$277,487          | \$60,000    | \$337,487    | \$283,140                    |
| 2023 | \$316,098          | \$60,000    | \$376,098    | \$257,400                    |
| 2022 | \$179,000          | \$55,000    | \$234,000    | \$234,000                    |
| 2021 | \$179,000          | \$55,000    | \$234,000    | \$234,000                    |
| 2020 | \$179,000          | \$55,000    | \$234,000    | \$234,000                    |

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

- 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.