



Address: [8460 GENTIAN DR](#)
City: FORT WORTH
Georeference: 33014-31-6-70
Subdivision: PRIMROSE CROSSING
Neighborhood Code: 4S004H

Latitude: 32.6181959791
Longitude: -97.4161613949
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
31 Lot 6

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: 2014
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 41329392
Site Name: PRIMROSE CROSSING-31-6
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,135
Percent Complete: 100%
Land Sqft^{*}: 4,400
Land Acres^{*}: 0.1010
Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
SANDS CANDENA
Primary Owner Address:
8460 GENTIAN DR
FORT WORTH, TX 76123

Deed Date: 4/7/2021
Deed Volume:
Deed Page:
Instrument: [D221095613](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARSTON BRIAN DARNELL	7/31/2015	D215170700		
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	7/30/2015	D215170699		
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	5/15/2014	D214100716		
MM FINISHED LOTS LLC	11/12/2013	D213292971	0000000	0000000
MMCAD LLC	10/15/2010	D210260512	0000000	0000000
FWHL INC	10/14/2010	D210260047	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 ⁺
2025	\$274,108	\$60,000	\$334,108	\$334,108
2024	\$274,108	\$60,000	\$334,108	\$334,108
2023	\$312,901	\$60,000	\$372,901	\$305,208
2022	\$222,462	\$55,000	\$277,462	\$277,462
2021	\$203,663	\$55,000	\$258,663	\$258,663
2020	\$188,930	\$55,000	\$243,930	\$243,930

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.