



Address: [8404 GENTIAN DR](#)
City: FORT WORTH
Georeference: 33014-31-20-70
Subdivision: PRIMROSE CROSSING
Neighborhood Code: 4S004H

Latitude: 32.6198115988
Longitude: -97.4162137447
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 20

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: 2015

Personal Property Account: N/A

Agent: RYAN LLC (00320R)

Protest Deadline Date: 5/24/2024

Site Number: 41329554

Site Name: PRIMROSE CROSSING-31-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,878

Percent Complete: 100%

Land Sqft^{*}: 5,227

Land Acres^{*}: 0.1199

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:

FKH SFR PROPCO A LP

Primary Owner Address:

600 GALLERIA PKWY SE STE 300
ATLANTA, GA 30339

Deed Date: 8/14/2020

Deed Volume:

Deed Page:

Instrument: [D220207262](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CERBERUS SFR HOLDINGS III LP	3/10/2020	D220057990		
WEST JONATHAN M	5/21/2016	D216109491		
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	5/20/2016	D216109490		
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	10/9/2014	D214225440		
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	\$215,095	\$60,000	\$275,095	\$275,095
2024	\$242,604	\$60,000	\$302,604	\$302,604
2023	\$267,501	\$60,000	\$327,501	\$327,501
2022	\$206,403	\$55,000	\$261,403	\$261,403
2021	\$195,123	\$55,000	\$250,123	\$250,123
2020	\$168,394	\$55,000	\$223,394	\$223,394

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.