



**Address:** [5852 FIR TREE LN](#)  
**City:** FORT WORTH  
**Georeference:** 33014-31-27-70  
**Subdivision:** PRIMROSE CROSSING  
**Neighborhood Code:** 4S004H

**Latitude:** 32.6200661245  
**Longitude:** -97.4153068428  
**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 27

**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:** FORTRESS TAX DEFENSE LLC (12137)

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

**Site Number:** 41329627

**Site Name:** PRIMROSE CROSSING-31-27

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,560

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,400

**Land Acres<sup>\*</sup>:** 0.1010

**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:**

ECHOLS DAVID

ECHOLS MINDY

**Primary Owner Address:**

5852 FIR TREE LN  
FORT WORTH, TX 76123

**Deed Date:** 4/3/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225057948](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MULLINS MOLLY	5/3/2019	<a href="#">D219094351</a>		
ALLEN ZACHARY K	12/8/2017	<a href="#">D217284581</a>		
BOGARIN EMILY;DILLION JEFFERY	3/24/2017	<a href="#">D217103406</a>		
BOGARIN EMILY;DILLION JEFFREY	5/27/2016	<a href="#">D216121233</a>		
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	5/26/2016	<a href="#">D216121232</a>		
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	9/16/2014	<a href="#">D214206764</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	00000000000000	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	\$166,000	\$60,000	\$226,000	\$226,000
2024	\$185,063	\$60,000	\$245,063	\$245,063
2023	\$244,035	\$60,000	\$304,035	\$259,883
2022	\$185,800	\$55,000	\$240,800	\$236,257
2021	\$159,779	\$55,000	\$214,779	\$214,779
2020	\$146,904	\$55,000	\$201,904	\$201,904

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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## Tarrant Appraisal District Property Information | PDF

- 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.