



Address: [8613 SWEET FLAG LN](#)
City: FORT WORTH
Georeference: 33014-1-61
Subdivision: PRIMROSE CROSSING
Neighborhood Code: 4S004U

Latitude: 32.6156565794
Longitude: -97.4210878193
TAD Map: 2018-344
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 61

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: 2017

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Notice Sent Date: 4/15/2025

Notice Value: \$490,919

Protest Deadline Date: 5/24/2024

Site Number: 800023145

Site Name: PRIMROSE CROSSING 1 61

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,652

Percent Complete: 100%

Land Sqft^{*}: 7,840

Land Acres^{*}: 0.1800

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:

ETCHI CHRISTOPHER

Primary Owner Address:

8613 SWEET FLAG LN
FORT WORTH, TX 76123

Deed Date: 7/11/2018

Deed Volume:

Deed Page:

Instrument: [D218153314](#)

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	\$331,967	\$90,000	\$421,967	\$421,967
2024	\$400,919	\$90,000	\$490,919	\$388,245
2023	\$409,676	\$90,000	\$499,676	\$352,950
2022	\$250,864	\$70,000	\$320,864	\$320,864
2021	\$250,864	\$70,000	\$320,864	\$320,864
2020	\$250,864	\$70,000	\$320,864	\$320,864

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.