



**Address:** [6441 DOVE CHASE LN](#)  
**City:** FORT WORTH  
**Georeference:** 33014-8-16  
**Subdivision:** PRIMROSE CROSSING  
**Neighborhood Code:** 4S004U

**Latitude:** 32.6141480813  
**Longitude:** -97.4239398958  
**TAD Map:** 2018-344  
**MAPSCO:** TAR-102T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PRIMROSE CROSSING Block 8  
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:** 2019

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$473,834

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

**Site Number:** 800031515

**Site Name:** PRIMROSE CROSSING 8 16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,076

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,900

**Land Acres<sup>\*</sup>:** 0.1584

**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:**

RUBAYITA CHARLES

**Primary Owner Address:**

4512 ADOBE DR  
FORT WORTH, TX 76123

**Deed Date:** 7/8/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224121636](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ETTA GILBERT;ETTA NZIMA	10/1/2019	<a href="#">D219224544</a>		
ETTA GILBERT;ETTA NZIMA	9/30/2019	<a href="#">D219224544</a>		

## 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	\$383,834	\$90,000	\$473,834	\$473,834
2024	\$383,834	\$90,000	\$473,834	\$453,871
2023	\$397,286	\$90,000	\$487,286	\$412,610
2022	\$327,379	\$70,000	\$397,379	\$375,100
2021	\$271,000	\$70,000	\$341,000	\$341,000
2020	\$264,049	\$70,000	\$334,049	\$334,049

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.