



# Tarrant Appraisal District Property Information | PDF Account Number: 42748605

#### Address: 8316 GRAND OAK RD

City: FORT WORTH Georeference: 33014-18-15 Subdivision: PRIMROSE CROSSING Neighborhood Code: 4S0041

GoogletMapd or type unknown

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

## PROPERTY DATA

Legal Description: PRIMROSE CROSSING Block 18 Lot 15 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: 2022 Personal Property Account: N/A Agent: REFUND ADVISORY CORP (00913) Latitude: 32.6197891035 Longitude: -97.4235974898 TAD Map: 2018-344 MAPSCO: TAR-102P



Site Number: 800062778 Site Name: PRIMROSE CROSSING Block 18 Lot 15 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,515 Percent Complete: 100% Land Sqft<sup>\*</sup>: 5,500 Land Acres<sup>\*</sup>: 0.1263 Pool: N

+++ Rounded.

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

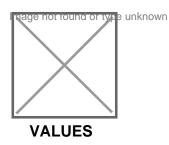
### **OWNER INFORMATION**

Protest Deadline Date: 5/24/2024

Current Owner: KLINT MICHAEL GENE KLINT OLUWASEUN

Primary Owner Address: 8316 GRAND OAK RD FORT WORTH, TX 76123 Deed Date: 8/27/2022 Deed Volume: Deed Page: Instrument: D222213707

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	8/26/2022	D222213706		



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$201,643	\$70,000	\$271,643	\$271,643
2024	\$201,643	\$70,000	\$271,643	\$271,643
2023	\$217,833	\$70,000	\$287,833	\$287,833
2022	\$0	\$49,000	\$49,000	\$49,000
0	\$0	\$0	\$0	\$0

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.