



Tarrant Appraisal District Property Information | PDF Account Number: 42748711

Address: 8413 FAWN CREEK DR

type unknown

City: FORT WORTH Georeference: 33014-18-26 Subdivision: PRIMROSE CROSSING Neighborhood Code: 4S0041

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

PROPERTY DATA

Legal Description: PRIMROSE CROSSING Block 18 Lot 26 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: None Protest Deadline Date: 5/24/2024 Latitude: 32.6187334888 Longitude: -97.4230956424 TAD Map: 2018-344 MAPSCO: TAR-102P



Site Number: 800062808 Site Name: PRIMROSE CROSSING Block 18 Lot 26 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,515 Percent Complete: 100% Land Sqft^{*}: 6,277 Land Acres^{*}: 0.1441 Pool: N

+++ Rounded.

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

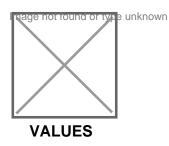
OWNER INFORMATION

Current Owner:

CONTRERAS DAVID EDWARD CONTRERAS JANA MICHELLE

Primary Owner Address: 8413 FAWN CREEK DR FORT WORTH, TX 76123 Deed Date: 9/30/2022 Deed Volume: Deed Page: Instrument: D222241116

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--|-----------|------------|----------------|--------------|
| LENNAR HOMES OF TEXAS SALES AND MARKETING LTD | 9/30/2022 | D222241115 | | |



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

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.