



**Address:** [8304 BELL RIDGE LN](#)  
**City:** FORT WORTH  
**Georeference:** 33014-27-9-71  
**Subdivision:** PRIMROSE CROSSING  
**Neighborhood Code:** 4S0041

**Latitude:** 32.618857356  
**Longitude:** -97.4250066228  
**TAD Map:** 2018-344  
**MAPSCO:** TAR-102P



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** PRIMROSE CROSSING Block  
27 Lot 9

**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:** OWNWELL INC (12140)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$230,415  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800062878  
**Site Name:** PRIMROSE CROSSING Block 27 Lot 9  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,305  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,531  
**Land Acres<sup>\*</sup>:** 0.1499  
**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:**  
SFR JV-HD 2024-1 BORROWER LLC  
**Primary Owner Address:**  
15771 RED HILL AVE STE 100  
TUSTIN, CA 92780

**Deed Date:** 4/16/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224067702](#)

| Previous Owners                               | Date       | Instrument                 | Deed Volume | Deed Page |
|---|------------|----------------------------|-------------|-----------|
| SFR JV-HD PROPERTY LLC                        | 12/23/2022 | <a href="#">D222293206</a> |             |           |
| LENNAR HOMES OF TEXAS SALES AND MARKETING LTD | 12/22/2022 | <a href="#">D222293205</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 | \$123,410          | \$70,000    | \$193,410    | \$193,410                    |
| 2024 | \$160,415          | \$70,000    | \$230,415    | \$230,415                    |
| 2023 | \$200,869          | \$70,000    | \$270,869    | \$270,869                    |
| 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.