



**Address:** [6704 DOVE CHASE LN](#)  
**City:** FORT WORTH  
**Georeference:** 33014-31-12-71  
**Subdivision:** PRIMROSE CROSSING  
**Neighborhood Code:** 4S0041

**Latitude:** 32.6154267389  
**Longitude:** -97.4275680575  
**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  
31 Lot 12

**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)

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

**Site Number:** 800070190  
**Site Name:** PRIMROSE CROSSING Block 31 Lot 12  
**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

<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:**

BATANGAN RYAN ANDREW  
YWAYAN OLIVE ALIPOPO

**Primary Owner Address:**

6704 DOVE CHASE LN  
FORT WORTH, TX 76123

**Deed Date:** 5/31/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223093902](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	5/30/2023	<a href="#">D223093901</a>		



## VALUES

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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	\$201,643	\$70,000	\$271,643	\$271,643
2024	\$201,643	\$70,000	\$271,643	\$271,643
2023	\$87,133	\$70,000	\$157,133	\$157,133
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

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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.