

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42841397

Address: 6736 DOVE CHASE LN

City: FORT WORTH

Georeference: 33014-31-20-71

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

31 Lot 20

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: 2023

Personal Property Account: N/A

Agent: OWNWELL INC (12140) Protest Deadline Date: 5/24/2024 Site Number: 800070196

Site Name: PRIMROSE CROSSING Block 31 Lot 20

Site Class: A1 - Residential - Single Family

Latitude: 32.6160448739

**TAD Map:** 2018-344 MAPSCO: TAR-102T

Longitude: -97.4286416284

Parcels: 1

Approximate Size+++: 1,305 Percent Complete: 100%

**Land Sqft**\*: 5,500 Land Acres\*: 0.1263

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

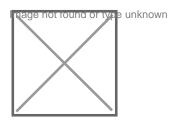
**ILLINGWORTH MICAH ROB** Deed Date: 6/30/2023 CANIZARES BETTY AILED **Deed Volume: Primary Owner Address: Deed Page:** 6736 DOVE CHASE LN

**Instrument:** D223121385 FORT WORTH, TX 76123

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	6/29/2023	D223121384		

07-12-2025 Page 1

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



**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*
2025	\$186,484	\$70,000	\$256,484	\$256,484
2024	\$186,484	\$70,000	\$256,484	\$256,484
2023	\$0	\$49,000	\$49,000	\$49,000
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.

## **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.

07-12-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.