



**Address:** [8601 THICKET RIDGE ST](#)  
**City:** FORT WORTH  
**Georeference:** 33014-31-33-71  
**Subdivision:** PRIMROSE CROSSING  
**Neighborhood Code:** 4S0041

**Latitude:** 32.6173999655  
**Longitude:** -97.4272831591  
**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 31 Lot 33

**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:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800070203  
**Site Name:** PRIMROSE CROSSING Block 31 Lot 33  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,985  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,470  
**Land Acres<sup>\*</sup>:** 0.1944  
**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:**  
MENDEZ EDWIN ALEJANDRO  
**Primary Owner Address:**  
8601 THICKET RIDGE ST  
FORT WORTH, TX 76123

**Deed Date:** 10/19/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223190178](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	10/19/2023	<a href="#">D223190177</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	\$262,233	\$70,000	\$332,233	\$332,233
2024	\$262,233	\$70,000	\$332,233	\$332,233
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.

+ 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.