



Address: [8604 MOUNT EVANS CT](#)
City: FORT WORTH
Georeference: 33014-31-35-71
Subdivision: PRIMROSE CROSSING
Neighborhood Code: 4S0041

Latitude: 32.617025342
Longitude: -97.4272450195
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 35

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

Site Number: 800070201
Site Name: PRIMROSE CROSSING Block 31 Lot 35
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,725
Percent Complete: 100%
Land Sqft^{*}: 59,664
Land Acres^{*}: 1.3697
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:
ETHERIDGE BENJAMIN DAVID
ETHERIDGE MARIAH LYNNE
Primary Owner Address:
8604 MOUNT EVANS CT
FORT WORTH, TX 76123

Deed Date: 5/31/2023
Deed Volume:
Deed Page:
Instrument: [D223093947](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	5/30/2023	D223093946		



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	\$233,894	\$70,000	\$303,894	\$303,894
2024	\$233,894	\$70,000	\$303,894	\$303,894
2023	\$101,139	\$70,000	\$171,139	\$171,139
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

- 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.