



Address: [8608 MOUNT EVANS CT](#)
City: FORT WORTH
Georeference: 33014-31-36-71
Subdivision: PRIMROSE CROSSING
Neighborhood Code: 4S0041

Latitude: 32.6169122088
Longitude: -97.427347438
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 36

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: 800070208
Site Name: PRIMROSE CROSSING Block 31 Lot 36
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,725
Percent Complete: 100%
Land Sqft^{*}: 5,562
Land Acres^{*}: 0.1277
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:

METTLE PATRINA QUINTE
METTLE ALFRED NII AYIKUSHI
Primary Owner Address:
8608 MOUNT EVANS CT
FORT WORTH, TX 76123

Deed Date: 6/16/2023
Deed Volume:
Deed Page:
Instrument: [D223106613](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---|-----------|----------------------------|-------------|-----------|
| LENNAR HOMES OF TEXAS SALES AND MARKETING LTD | 6/15/2023 | D223106612 | | |



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

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.