



**Address:** [8641 MOUNT EVANS CT](#)  
**City:** FORT WORTH  
**Georeference:** 33014-31-43  
**Subdivision:** PRIMROSE CROSSING  
**Neighborhood Code:** 4S0041

**Latitude:** 32.6160480971  
**Longitude:** -97.4280571115  
**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 43

**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:** CHANDLER CROUCH (11730)

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

**Site Number:** 800070106  
**Site Name:** PRIMROSE CROSSING Block 31 Lot 43  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,515  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 11,061  
**Land Acres<sup>\*</sup>:** 0.2539  
**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:**

LEE KYNDEL

**Primary Owner Address:**

8641 MOUNT EVANS CT  
FORT WORTH, TX 76123

**Deed Date:** 5/31/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223095134](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	5/30/2023	<a href="#">D223095133</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	\$193,825	\$70,000	\$263,825	\$263,825
2024	\$193,825	\$70,000	\$263,825	\$263,825
2023	\$209,995	\$70,000	\$279,995	\$279,995
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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- 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.