

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42841621

Address: 8641 MOUNT EVANS CT

City: FORT WORTH

Georeference: 33014-31-43

Subdivision: PRIMROSE CROSSING

Neighborhood Code: 4S0041

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This map, content, and location of property is provided by Google Services.

## Latitude: 32.6160480971 Longitude: -97.4280571115 TAD Map: 2018-344 MAPSCO: TAR-102T

## 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+++: 1,515
Percent Complete: 100%

Land Sqft\*: 11,061 Land Acres\*: 0.2539

Pool: N

+++ Rounded.

## OWNER INFORMATION

Current Owner: LEE KYNDEL

Primary Owner Address:

8641 MOUNT EVANS CT FORT WORTH, TX 76123 **Deed Date:** 5/31/2023

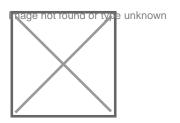
Deed Volume: Deed Page:

Instrument: D223095134

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	5/30/2023	D223095133		

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<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	\$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.

## **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.

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