

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42841672

Address: 8621 MOUNT EVANS CT

City: FORT WORTH

Georeference: 33014-31-48

Subdivision: PRIMROSE CROSSING

Neighborhood Code: 4S0041

Googlet Mapd or type unknown

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

## Longitude: -97.4272155706 TAD Map: 2018-344 MAPSCO: TAR-102T

## PROPERTY DATA

Legal Description: PRIMROSE CROSSING Block

31 Lot 48

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: 800070111

Site Name: PRIMROSE CROSSING Block 31 Lot 48

Site Class: A1 - Residential - Single Family

Latitude: 32.6162939211

Parcels: 1

Approximate Size+++: 1,305
Percent Complete: 100%

Land Sqft\*: 6,817 Land Acres\*: 0.1565

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

MORGAN GREGORY THOMAS Deed Date: 6/23/2023

MORGAN CHELSEA RAE

Primary Owner Address:

8621 MOUNT EVANS CT

Deed Volume:

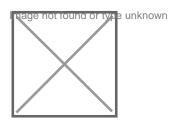
Deed Page:

FORT WORTH, TX 76123 Instrument: <u>D223110125</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	6/22/2023	D223110124		

07-27-2025 Page 1

<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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$158,366	\$70,000	\$228,366	\$228,366
2024	\$158,366	\$70,000	\$228,366	\$228,366
2023	\$80,347	\$70,000	\$150,347	\$150,347
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.

07-27-2025 Page 2

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