

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42841699

Address: 8613 MOUNT EVANS CT

City: FORT WORTH

Georeference: 33014-31-50

Subdivision: PRIMROSE CROSSING

Neighborhood Code: 4S0041

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

## PROPERTY DATA

Legal Description: PRIMROSE CROSSING Block

31 Lot 50

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: 800070118

Site Name: PRIMROSE CROSSING Block 31 Lot 50

Site Class: A1 - Residential - Single Family

Latitude: 32.6165143803

**TAD Map:** 2018-344 MAPSCO: TAR-102T

Longitude: -97.4270208853

Parcels: 1

Approximate Size+++: 1,725 Percent Complete: 100%

**Land Sqft**\*: 6,374 Land Acres\*: 0.1463

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

ROMERO CHRISTIAN JOSUE

ROMERO TIFFANY MICHELLE LEANN

**Primary Owner Address:** 8613 MOUNT EVANS CT

FORT WORTH, TX 76123

Deed Date: 5/31/2023

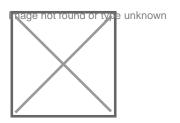
**Deed Volume: Deed Page:** 

**Instrument:** D223093958

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	5/30/2023	D223093957		

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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	\$201,073	\$70,000	\$271,073	\$271,073
2024	\$201,073	\$70,000	\$271,073	\$271,073
2023	\$252,848	\$70,000	\$322,848	\$322,848
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.