

Account Number: 41222768

LOCATION

Address: 8316 BLUE PERIWINKLE LN

City: FORT WORTH

Georeference: 33014-28-24

Subdivision: PRIMROSE CROSSING

Neighborhood Code: 4S004H

Latitude: 32.6216853723 **Longitude:** -97.4177490456

TAD Map: 2024-344 **MAPSCO:** TAR-102Q





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

PROPERTY DATA

Legal Description: PRIMROSE CROSSING Block

28 Lot 24

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: 2016

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41222768

Site Name: PRIMROSE CROSSING-28-24 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,200
Percent Complete: 100%

Land Sqft*: 5,495 Land Acres*: 0.1261

Pool: N

+++ Rounded

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



OWNER INFORMATION

Current Owner:

FARDA BRIAN T Deed Date: 7/18/2016

FARDA MARISOL G

Primary Owner Address:

Deed Volume:

Deed Page:

8316 BLUE PERIWINKLE LN FORT WORTH, TX 76123 Instrument: D216164267

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEGATEL HOMES INC	3/29/2016	D216065978		
MM FINISHED LOTS LLC	11/12/2013	D213292971	0000000	0000000
MMCAD LLC	10/15/2010	D210260512	0000000	0000000
FWHL INC	10/14/2010	D210260047	0000000	0000000
BP 367 FORT WORTH LTD	1/1/2006	0000000000000	0000000	0000000

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.

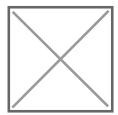
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$256,254	\$60,000	\$316,254	\$316,254
2023	\$310,137	\$60,000	\$370,137	\$304,788
2022	\$239,030	\$55,000	\$294,030	\$277,080
2021	\$196,891	\$55,000	\$251,891	\$251,891
2020	\$190,543	\$55,000	\$245,543	\$245,543

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

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



• 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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