



**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<sup>+++</sup>:** 2,200

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,495

**Land Acres<sup>\*</sup>:** 0.1261

**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:**

FARDA BRIAN T  
FARDA MARISOL G

**Primary Owner Address:**

8316 BLUE PERIWINKLE LN  
FORT WORTH, TX 76123

**Deed Date:** 7/18/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216164267](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEGATEL HOMES INC	3/29/2016	<a href="#">D216065978</a>		
MM FINISHED LOTS LLC	11/12/2013	<a href="#">D213292971</a>	0000000	0000000
MMCAD LLC	10/15/2010	<a href="#">D210260512</a>	0000000	0000000
FWHL INC	10/14/2010	<a href="#">D210260047</a>	0000000	0000000
BP 367 FORT WORTH LTD	1/1/2006	00000000000000	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 <sup>+</sup>
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.

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

### 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.