



Address: [8348 BLUE PERIWINKLE LN](#)
City: FORT WORTH
Georeference: 33014-28-31
Subdivision: PRIMROSE CROSSING
Neighborhood Code: 4S004H

Latitude: 32.6204878049
Longitude: -97.4183551137
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 31

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: 2015

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41222830

Site Name: PRIMROSE CROSSING-28-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,825

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

Pool: N

⁺⁺⁺ Rounded.

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



OWNER INFORMATION

Current Owner:

SONE EKINE
NSIOH-NGANE MBENDE ANI

Primary Owner Address:

8348 BLUE PERIWINKLE LN
FORT WORTH, TX 76123

Deed Date: 2/18/2022

Deed Volume:

Deed Page:

Instrument: [D222049886](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|------------|----------------------------|-------------|-----------|
| OP SPE PHX1 LLC | 6/16/2021 | D221177784 | | |
| CHILDERS CANDICE J;CHILDERS LEE | 11/3/2015 | D215252091 | | |
| MEGATEL HOMES II LLC | 12/12/2014 | D214272396 | | |
| 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 | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$332,470 | \$60,000 | \$392,470 | \$392,470 |
| 2023 | \$379,246 | \$60,000 | \$439,246 | \$439,246 |
| 2022 | \$286,202 | \$55,000 | \$341,202 | \$341,202 |
| 2021 | \$244,612 | \$55,000 | \$299,612 | \$299,612 |
| 2020 | \$224,019 | \$55,000 | \$279,019 | \$279,019 |

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.