

LOCATION

Account Number: 41222830

Address: 8348 BLUE PERIWINKLE LN

City: FORT WORTH

Georeference: 33014-28-31

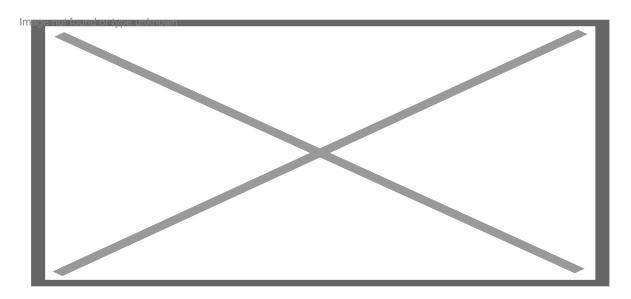
Subdivision: PRIMROSE CROSSING

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

03-20-2025 Page 1

^{*} 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. <u>Tarrant County Tax Office Account Information</u>.

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.

03-20-2025 Page 2

⁺ 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.

03-20-2025 Page 3