

Tarrant Appraisal District Property Information | PDF Account Number: 41329554

Address: 8404 GENTIAN DR

City: FORT WORTH Georeference: 33014-31-20-70 Subdivision: PRIMROSE CROSSING Neighborhood Code: 4S004H Latitude: 32.6198115988 Longitude: -97.4162137447 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 31 Lot 20

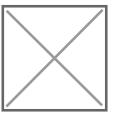
Jurisdictions:

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: RYAN LLC (00320R) Protest Deadline Date: 5/15/2025

Site Number: 41329554 Site Name: PRIMROSE CROSSING-31-20 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,878 Percent Complete: 100% Land Sqft^{*}: 5,227 Land Acres^{*}: 0.1199 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:

FKH SFR PROPCO A LP

Primary Owner Address: 1850 PARKWAY PL SUITE 900 MARIETTA, GA 30067 Deed Date: 8/14/2020 Deed Volume: Deed Page: Instrument: D220207262

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---|------------|---|----------------|--------------|
| CERBERUS SFR HOLDINGS III LP | 3/10/2020 | D220057990 | | |
| WEST JONATHAN M | 5/21/2016 | D216109491 | | |
| LENNAR HOMES OF TEXAS SALES & MARKETING LTD | 5/20/2016 | D216109490 | | |
| LENNAR HOMESOF TEXAS LAND AND CONSTRUCTION LTD | 10/9/2014 | D214225440 | | |
| MM FINISHED LOTS LLC | 11/12/2013 | D213292971 | 0000000 | 0000000 |
| MMCAD LLC | 10/15/2010 | D210260512 | 0000000 | 0000000 |
| FWHL INC | 10/14/2010 | D210260047 | 000000 | 0000000 |
| BP 367 FORT WORTH LTD | 1/1/2007 | 000000000000000000000000000000000000000 | 000000 | 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 | \$242,604 | \$60,000 | \$302,604 | \$302,604 |
| 2023 | \$267,501 | \$60,000 | \$327,501 | \$327,501 |
| 2022 | \$206,403 | \$55,000 | \$261,403 | \$261,403 |
| 2021 | \$195,123 | \$55,000 | \$250,123 | \$250,123 |
| 2020 | \$168,394 | \$55,000 | \$223,394 | \$223,394 |



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

There are no exemptions for this property

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.