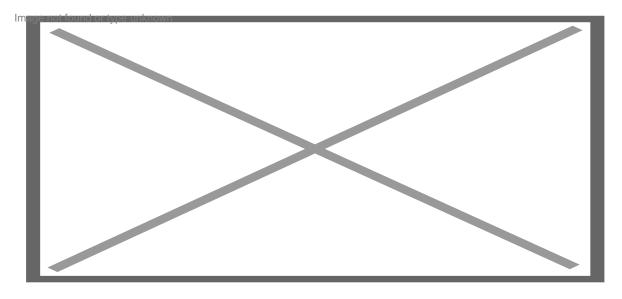


Tarrant Appraisal District Property Information | PDF Account Number: 42749661

Address: 8412 HIGH ROBIN AVE

City: FORT WORTH Georeference: 33014-28-1-71 Subdivision: PRIMROSE CROSSING Neighborhood Code: 4S0041 Latitude: 32.6175815257 Longitude: -97.4251888561 TAD Map: 2018-344 MAPSCO: TAR-102P





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

PROPERTY DATA

Legal Description: PRIMROSE CROSSING Block 28 Lot 1

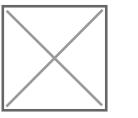
Jurisdictions:

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: 2022 Personal Property Account: N/A Agent: CHANDLER CROUCH (11730) Protest Deadline Date: 5/15/2025

Site Number: 800062895 Site Name: PRIMROSE CROSSING Block 28 Lot 1 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,305 Percent Complete: 100% Land Sqft^{*}: 8,134 Land Acres^{*}: 0.1867 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:

NINO RODRIGUEZ BRADLEY SCOTT

Primary Owner Address: 8412 HIGH ROBIN AVE FORT WORTH, TX 76123 Deed Date: 3/30/2023 Deed Volume: Deed Page: Instrument: D223052644

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	3/29/2023	D223052643		

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	\$158,366	\$70,000	\$228,366	\$228,366
2023	\$200,869	\$70,000	\$270,869	\$270,869
2022	\$0	\$49,000	\$49,000	\$49,000
0	\$0	\$0	\$0	\$0

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.