



**Address:** [1406 COMANCHE CT](#)  
**City:** ARLINGTON  
**Georeference:** 21055-2-29  
**Subdivision:** INDIAN HILL ADDITION  
**Neighborhood Code:** 1X030A

**Latitude:** 32.7556615871  
**Longitude:** -97.1264817603  
**TAD Map:** 2114-396  
**MAPSCO:** TAR-068Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** INDIAN HILL ADDITION Block 2  
Lot 29

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1961

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$369,825

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01414801

**Site Name:** INDIAN HILL ADDITION-2-29

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,953

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,440

**Land Acres<sup>\*</sup>:** 0.1248

**Pool:** Y

<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:**

COLARUSSO RICHARD

**Primary Owner Address:**

1406 COMANCHE CT  
ARLINGTON, TX 76012

**Deed Date:** 11/4/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224197947](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
C4 INVESTMENT PROPERTIES LLC	12/20/2023	<a href="#">D223225226</a>		
THE RONALD D CORNETT REVOCABLE TRUST	8/20/2021	<a href="#">D221243820</a>		
CORNETT RONALD D	12/22/2010	<a href="#">D210317252</a>	0000000	0000000
CORNETT DONALD	12/31/1900	00065910000611	0006591	0000611

## 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	\$314,825	\$55,000	\$369,825	\$369,825
2024	\$314,825	\$55,000	\$369,825	\$369,825
2023	\$334,382	\$55,000	\$389,382	\$331,828
2022	\$277,075	\$55,000	\$332,075	\$301,662
2021	\$276,688	\$40,000	\$316,688	\$274,238
2020	\$265,118	\$40,000	\$305,118	\$249,307

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.