



**Address:** [2617 COMANCHE MOON DR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 32929H-3-21  
**Subdivision:** PRAIRIE RIDGE ESTATES ADDITION  
**Neighborhood Code:** 2N300M

**Latitude:** 32.9542646656  
**Longitude:** -97.4141644382  
**TAD Map:** 2024-468  
**MAPSCO:** TAR-018D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PRAIRIE RIDGE ESTATES  
ADDITION Block 3 Lot 21

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$531,840

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

**Site Number:** 07977190

**Site Name:** PRAIRIE RIDGE ESTATES ADDITION-3-21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,735

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 43,560

**Land Acres<sup>\*</sup>:** 1.0000

**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:**

MCFATRIDGE DWAYNE  
MCFATRIDGE DEBORA

**Primary Owner Address:**

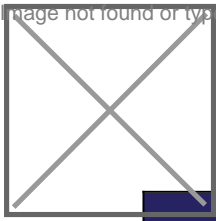
2617 COMANCHE MOON DR  
FORT WORTH, TX 76179-5531

**Deed Date:** 7/12/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D205205198](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CORRIDOR HOMES LLC	11/10/2004	<a href="#">D204358476</a>	0000000	0000000
CROFOOT DEVELOPMENT LP	1/1/2002	000000000000000	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 <sup>+</sup>
2025	\$414,228	\$117,612	\$531,840	\$531,840
2024	\$414,228	\$117,612	\$531,840	\$524,256
2023	\$455,171	\$75,000	\$530,171	\$476,596
2022	\$382,985	\$75,000	\$457,985	\$433,269
2021	\$318,881	\$75,000	\$393,881	\$393,881
2020	\$284,574	\$75,000	\$359,574	\$359,574

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.