



**Address:** [2740 COMANCHE MOON DR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 32929H-5-13  
**Subdivision:** PRAIRIE RIDGE ESTATES ADDITION  
**Neighborhood Code:** 2N300M

**Latitude:** 32.9552554461  
**Longitude:** -97.4187442404  
**TAD Map:** 2024-468  
**MAPSCO:** TAR-018C



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 5 Lot 13

**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:** 2003  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 7/12/2024

**Site Number:** 07977344  
**Site Name:** PRAIRIE RIDGE ESTATES ADDITION-5-13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,863  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 43,560  
**Land Acres<sup>\*</sup>:** 1.0000  
**Pool:** N

<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:**  
SUAREZ GUSTAVO  
ALLEVA ANNIKA  
**Primary Owner Address:**  
2740 COMANCHE MOON DR  
FORT WORTH, TX 76179

**Deed Date:** 5/10/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223082753](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOSS TELVEN	8/13/2020	<a href="#">D220201765</a>		
CRITES HEATHER;CRITES JOSEPH	12/31/2014	<a href="#">D216270577</a>		
CRITES FRANCES;CRITES JOSEPH C	2/20/2003	00164230000226	0016423	0000226
KENNETH L MERRITT CONSTR CO	11/7/2002	00161430000396	0016143	0000396
CROFOOT DEVELOPMENT LP	1/1/2002	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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$388,307	\$117,612	\$505,919	\$505,919
2024	\$388,307	\$117,612	\$505,919	\$505,919
2023	\$432,044	\$75,000	\$507,044	\$420,559
2022	\$365,384	\$75,000	\$440,384	\$382,326
2021	\$272,569	\$75,000	\$347,569	\$347,569
2020	\$257,570	\$75,000	\$332,570	\$332,570

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.