



Address: [8021 BIG SPRUCE LN](#)
City: FORT WORTH
Georeference: 44715Q-K-40
Subdivision: VILLAGES OF SUNSET POINTE
Neighborhood Code: 4S004L

Latitude: 32.626379207
Longitude: -97.4115978979
TAD Map: 2024-348
MAPSCO: TAR-102M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VILLAGES OF SUNSET POINTE
Block K Lot 40

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: 2012

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40534200

Site Name: VILLAGES OF SUNSET POINTE-K-40

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,766

Percent Complete: 100%

Land Sqft^{*}: 5,720

Land Acres^{*}: 0.1313

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:

COMEAX JOSEPH ALBE JR

Primary Owner Address:

8021 BIG SPRUCE LN
FORT WORTH, TX 76123-5012

Deed Date: 10/3/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212254597](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANTARES ACQUISITION LLC	5/17/2012	D212120215	0000000	0000000
SUNSET POINTE LP LLC	2/9/2012	D212035345	0000000	0000000
RBC REAL ESTATE FINANCE INC	8/4/2009	D209206903	0000000	0000000
WALL HOMES TEXAS LLC	6/6/2007	D207197677	0000000	0000000
NEWMARK HOMES LP	9/24/2004	D204316174	0000000	0000000
MORRISON HOMES OF TX INC	1/1/2004	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 ⁺
2025	\$214,156	\$60,000	\$274,156	\$274,156
2024	\$214,156	\$60,000	\$274,156	\$274,156
2023	\$260,746	\$60,000	\$320,746	\$261,463
2022	\$231,396	\$45,000	\$276,396	\$237,694
2021	\$171,085	\$45,000	\$216,085	\$216,085
2020	\$176,999	\$45,000	\$221,999	\$221,999

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.