



**Address:** [8408 COMANCHE SPRINGS DR](#)  
**City:** FORT WORTH  
**Georeference:** 1605-31-11  
**Subdivision:** BAR C RANCH  
**Neighborhood Code:** 2N100Z

**Latitude:** 32.893011839  
**Longitude:** -97.3663285162  
**TAD Map:** 2036-444  
**MAPSCO:** TAR-034E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BAR C RANCH Block 31 Lot 11

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 2020

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40794954  
**Site Name:** BAR C RANCH-31-11  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,776  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,500  
**Land Acres<sup>\*</sup>:** 0.1262  
**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:**

RANGAN-MITHILA FAMILY TRUST

**Primary Owner Address:**

536 BRONZE FOREST DR  
FORT WORTH, TX 76131

**Deed Date:** 4/11/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225066665](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JUGULAM MITHILA;RANGAN RAMASAMY	11/30/2020	<a href="#">D220314685</a>		
D R HORTON - TEXAS LTD	6/30/2020	<a href="#">D220155389</a>		
FORESTAR (USA) REAL ESTATE GROUP INC	3/29/2012	<a href="#">D212079897</a>	0000000	0000000
CL REALTY LLC	12/31/2009	<a href="#">D210188863</a>	0000000	0000000
CL TEXAS LP	1/1/2005	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	\$251,805	\$75,000	\$326,805	\$326,805
2024	\$251,805	\$75,000	\$326,805	\$326,805
2023	\$300,328	\$55,000	\$355,328	\$355,328
2022	\$256,273	\$55,000	\$311,273	\$311,273
2021	\$192,744	\$55,000	\$247,744	\$247,744
2020	\$0	\$38,500	\$38,500	\$38,500

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

There are no exemptions for this property

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.