



Address: [5812 COMANCHE PEAK DR](#)
City: FORT WORTH
Georeference: 41525-F-27
Subdivision: TERRACE LANDING
Neighborhood Code: 2N020A

Latitude: 32.8418828227
Longitude: -97.3868324714
TAD Map: 2030-424
MAPSCO: TAR-047G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TERRACE LANDING Block F Lot 27

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: 2010

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$304,463

Protest Deadline Date: 5/24/2024

Site Number: 41300068
Site Name: TERRACE LANDING-F-27
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,660
Percent Complete: 100%
Land Sqft^{*}: 5,968
Land Acres^{*}: 0.1370
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:

VALENCIA MARIA
VALENCIA DUSTYN J

Primary Owner Address:

5812 COMANCHE PEAK DR
FORT WORTH, TX 76179-7105

Deed Date: 2/11/2011
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D211035395](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DR HORTON - TEXAS LTD	1/1/2007	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	\$215,000	\$65,000	\$280,000	\$280,000
2024	\$239,463	\$65,000	\$304,463	\$273,160
2023	\$269,667	\$45,000	\$314,667	\$248,327
2022	\$199,671	\$45,000	\$244,671	\$225,752
2021	\$160,229	\$45,000	\$205,229	\$205,229
2020	\$160,229	\$45,000	\$205,229	\$205,229

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.