



Tarrant Appraisal District Property Information | PDF Account Number: 41300068

Address: 5812 COMANCHE PEAK DR

City: FORT WORTH Georeference: 41525-F-27 Subdivision: TERRACE LANDING Neighborhood Code: 2N020A

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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

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



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

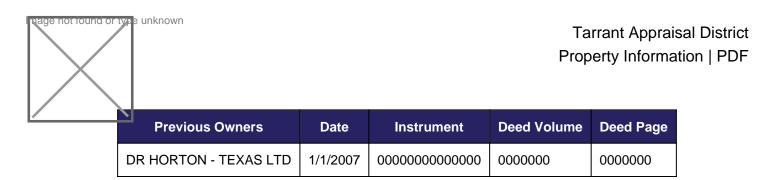
+++ Rounded.

* 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



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.