



Address: [5816 COMANCHE PEAK DR](#)
City: FORT WORTH
Georeference: 41525-F-28
Subdivision: TERRACE LANDING
Neighborhood Code: 2N020A

Latitude: 32.8420005719
Longitude: -97.3869200827
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 28

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

Protest Deadline Date: 5/24/2024

Site Number: 41300076

Site Name: TERRACE LANDING-F-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,844

Percent Complete: 100%

Land Sqft^{*}: 6,055

Land Acres^{*}: 0.1390

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:

GARCIA SHANNON

Primary Owner Address:

5816 COMANCHE PEAK DR
FORT WORTH, TX 76179

Deed Date: 9/6/2022

Deed Volume:

Deed Page:

Instrument: [D222223581](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRUCE TANNER	10/12/2017	D217238860		
CARTUS FINANCIAL CORP	10/11/2017	D217238859		
PENA JULIAN E;PENA VALERIE A	8/27/2010	D210210977	0000000	0000000
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	\$274,363	\$65,000	\$339,363	\$339,363
2024	\$274,363	\$65,000	\$339,363	\$339,363
2023	\$309,198	\$45,000	\$354,198	\$354,198
2022	\$228,438	\$45,000	\$273,438	\$273,438
2021	\$193,499	\$45,000	\$238,499	\$238,499
2020	\$183,751	\$45,000	\$228,751	\$228,751

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.