



**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<sup>+++</sup>:** 1,844

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,055

**Land Acres<sup>\*</sup>:** 0.1390

**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:**

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	<a href="#">D217238860</a>		
CARTUS FINANCIAL CORP	10/11/2017	<a href="#">D217238859</a>		
PENA JULIAN E;PENA VALERIE A	8/27/2010	<a href="#">D210210977</a>	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 <sup>+</sup>
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.