



# Tarrant Appraisal District Property Information | PDF Account Number: 41639553

#### Address: 6009 COMANCHE PEAK DR

City: FORT WORTH Georeference: 41525-A-3 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 A Lot 3 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: 2014 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2025 Notice Value: \$484.823 Protest Deadline Date: 5/24/2024

Latitude: 32.8441122039 Longitude: -97.3891104595 TAD Map: 2030-424 MAPSCO: TAR-047G



Site Number: 41639553 Site Name: TERRACE LANDING-A-3 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 3,426 Percent Complete: 100% Land Sqft<sup>\*</sup>: 6,472 Land Acres<sup>\*</sup>: 0.1485 Pool: N

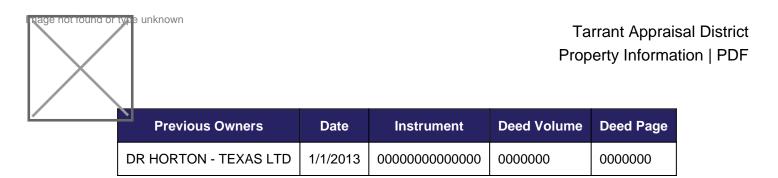
#### +++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## **OWNER INFORMATION**

**Current Owner:** PIKE KACEY RAGSDELL KRISTOPHER E

**Primary Owner Address:** 6009 COMANCHE PARK DR FORT WORTH, TX 76179 Deed Date: 2/6/2015 Deed Volume: Deed Page: Instrument: D215029216



#### 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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$419,823	\$65,000	\$484,823	\$412,113
2024	\$419,823	\$65,000	\$484,823	\$374,648
2023	\$415,349	\$45,000	\$460,349	\$340,589
2022	\$330,317	\$45,000	\$375,317	\$309,626
2021	\$236,478	\$45,000	\$281,478	\$281,478
2020	\$236,478	\$45,000	\$281,478	\$281,478

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.