



Address: [6089 COMANCHE PEAK DR](#)
City: FORT WORTH
Georeference: 41525-X-13-09
Subdivision: TERRACE LANDING
Neighborhood Code: 220-Common Area

Latitude: 32.8446963117
Longitude: -97.3889550179
TAD Map: 2030-424
MAPSCO: TAR-047F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TERRACE LANDING Block X Lot 13 EASEMENT

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: C1

Year Built: 0

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41640004
Site Name: TERRACE LANDING-X-13-09
Site Class: CmnArea - Residential - Common Area
Parcels: 1
Approximate Size⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 248
Land Acres^{*}: 0.0056
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:
TERRACE LANDING OWNERS ASSOC
Primary Owner Address:
17319 SAN PEDRO STE 318
SAN ANTONIO, TX 78232

Deed Date: 5/15/2013
Deed Volume: 00000000
Deed Page: 00000000
Instrument: [D213117615](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------|----------|------------------|-------------|-----------|
| DR HORTON - TEXAS LTD | 1/1/2013 | 0000000000000000 | 00000000 | 00000000 |

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 | \$0 | \$1 | \$1 | \$1 |
| 2024 | \$0 | \$1 | \$1 | \$1 |
| 2023 | \$0 | \$1 | \$1 | \$1 |
| 2022 | \$0 | \$1 | \$1 | \$1 |
| 2021 | \$0 | \$1 | \$1 | \$1 |
| 2020 | \$0 | \$1 | \$1 | \$1 |

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

There are no exemptions for this property

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.