



**Address:** [8457 COMANCHE SPRINGS DR](#)  
**City:** FORT WORTH  
**Georeference:** 1605-22-2  
**Subdivision:** BAR C RANCH  
**Neighborhood Code:** 2N100Z

**Latitude:** 32.8947477129  
**Longitude:** -97.3666577383  
**TAD Map:** 2036-444  
**MAPSCO:** TAR-034E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BAR C RANCH Block 22 Lot 2

**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:** 2018

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00988)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800027175

**Site Name:** BAR C RANCH 22 2

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,797

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,057

**Land Acres<sup>\*</sup>:** 0.1620

**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:**

BRENTWOOD KM INVESTMENTS LLC

**Primary Owner Address:**

1114 VAN DR  
ALLEN, TX 75013

**Deed Date:** 3/15/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222068723](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANTANA ANGEL GUILLERMO;SANTANA YAIDELIS	10/19/2020	<a href="#">D220271786</a>		
SHERRELL KASEY	1/17/2019	<a href="#">D219010824</a>		
D R HORTON - TEXAS LTD	2/27/2018	<a href="#">D218043255</a>		

## 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	\$231,000	\$75,000	\$306,000	\$306,000
2024	\$231,000	\$75,000	\$306,000	\$306,000
2023	\$303,719	\$55,000	\$358,719	\$358,719
2022	\$259,068	\$55,000	\$314,068	\$314,068
2021	\$194,676	\$55,000	\$249,676	\$249,676
2020	\$165,821	\$55,000	\$220,821	\$220,821

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.