



**Address:** [8453 COMANCHE SPRINGS DR](#)  
**City:** FORT WORTH  
**Georeference:** 1605-22-3  
**Subdivision:** BAR C RANCH  
**Neighborhood Code:** 2N100Z

**Latitude:** 32.8945979526  
**Longitude:** -97.3667634733  
**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 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:** 2018

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$331,847

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

**Site Number:** 800027176  
**Site Name:** BAR C RANCH 22 3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,822  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,795  
**Land Acres<sup>\*</sup>:** 0.1560  
**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:**

GOODSON JOHN RUEVELL  
HOLUBEC SYMANTHA MARIE

**Primary Owner Address:**

8453 COMANCHE SPRINGS DR  
FORT WORTH, TX 76131

**Deed Date:** 9/10/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218205078](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON - TEXAS LTD	2/27/2018	<a href="#">D218043255</a>		



## VALUES

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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	\$256,847	\$75,000	\$331,847	\$331,847
2024	\$256,847	\$75,000	\$331,847	\$325,445
2023	\$306,501	\$55,000	\$361,501	\$295,859
2022	\$261,423	\$55,000	\$316,423	\$268,963
2021	\$196,416	\$55,000	\$251,416	\$244,512
2020	\$167,284	\$55,000	\$222,284	\$222,284

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

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- 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.