



Address: [8425 COMANCHE SPRINGS DR](#)
City: FORT WORTH
Georeference: 1605-22-10
Subdivision: BAR C RANCH
Neighborhood Code: 2N100Z

Latitude: 32.8935769999
Longitude: -97.3668687553
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 10

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: 4/15/2025

Notice Value: \$310,230

Protest Deadline Date: 5/24/2024

Site Number: 800027184
Site Name: BAR C RANCH 22 10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,702
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1263
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:

RANDOLPH CHAWANDA

Primary Owner Address:

8425 COMANCHE SPRINGS DR
FORT WORTH, TX 76131

Deed Date: 8/30/2018

Deed Volume:

Deed Page:

Instrument: [D218194835](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON - TEXAS LTD	2/27/2018	D218043255		



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	\$229,200	\$75,000	\$304,200	\$304,200
2024	\$235,230	\$75,000	\$310,230	\$305,908
2023	\$280,315	\$55,000	\$335,315	\$278,098
2022	\$239,395	\$55,000	\$294,395	\$252,816
2021	\$180,381	\$55,000	\$235,381	\$229,833
2020	\$153,939	\$55,000	\$208,939	\$208,939

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.