



Address: [8456 COMANCHE SPRINGS DR](#)
City: FORT WORTH
Georeference: 1605-31-1
Subdivision: BAR C RANCH
Neighborhood Code: 2N100Z

Latitude: 32.8944554035
Longitude: -97.3662173763
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 31 Lot 1

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

Protest Deadline Date: 5/24/2024

Site Number: 800027140
Site Name: BAR C RANCH 31 1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,451
Percent Complete: 100%
Land Sqft^{*}: 9,583
Land Acres^{*}: 0.2200
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:

MARROQUIN DAVID ESTUARDO
RAMIREZ MARROQUIN REIYVEN ESTID
GUTIERREZ PRIEGO TERESA DEL JESUS

Primary Owner Address:

8456 COMANCHE SPRINGS DR
FORT WORTH, TX 76131

Deed Date: 12/31/2018
Deed Volume:
Deed Page:
Instrument: [D219000238](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DR HORTON TEXAS LTD	3/15/2018	D218056450		



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	\$291,703	\$75,000	\$366,703	\$366,703
2024	\$291,703	\$75,000	\$366,703	\$366,703
2023	\$348,434	\$55,000	\$403,434	\$403,434
2022	\$296,923	\$55,000	\$351,923	\$351,923
2021	\$222,639	\$55,000	\$277,639	\$277,639
2020	\$189,348	\$55,000	\$244,348	\$244,348

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.