



**Address:** [8440 COMANCHE SPRINGS DR](#)  
**City:** FORT WORTH  
**Georeference:** 1605-31-3  
**Subdivision:** BAR C RANCH  
**Neighborhood Code:** 2N100Z

**Latitude:** 32.894110065  
**Longitude:** -97.3663014313  
**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 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:** \$295,542

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

**Site Number:** 800027142  
**Site Name:** BAR C RANCH 31 3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,635  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,500  
**Land Acres<sup>\*</sup>:** 0.1263  
**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:**

RANSON SONJA

**Primary Owner Address:**

8440 COMANCHE SPRINGS DR  
FORT WORTH, TX 76131

**Deed Date:** 10/26/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218240976](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DR HORTON TEXAS LTD	3/15/2018	<a href="#">D218056450</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	\$220,542	\$75,000	\$295,542	\$295,542
2024	\$220,542	\$75,000	\$295,542	\$271,161
2023	\$262,823	\$55,000	\$317,823	\$246,510
2022	\$169,100	\$55,000	\$224,100	\$224,100
2021	\$169,100	\$55,000	\$224,100	\$213,389
2020	\$142,947	\$51,043	\$193,990	\$193,990

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.