



**Address:** [1753 FARLEIGH CT](#)  
**City:** FORT WORTH  
**Georeference:** 39385C--1753B  
**Subdivision:** SOUTH FORK TOWNHOUSE ADDITION  
**Neighborhood Code:** A1S010F

**Latitude:** 32.6188254235  
**Longitude:** -97.3001003332  
**TAD Map:** 2060-344  
**MAPSCO:** TAR-105R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SOUTH FORK TOWNHOUSE  
ADDITION Lot 1753B .01832 % CE

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EVERMAN ISD (904)

**State Code:** A

**Year Built:** 1974

**Personal Property Account:** N/A

**Agent:** AMERICAN PROPERTY SERVICES (0557)N

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

**Site Number:** 00608440

**Site Name:** SOUTH FORK TOWNHOUSE ADDITION-1753B

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,440

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 0

**Land Acres<sup>\*</sup>:** 0.0000

<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:**

AARYAN 786 INVESTMENTS INC

**Primary Owner Address:**

304 KINGS LAKE DR  
MCKINNEY, TX 75072

**Deed Date:** 8/19/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221245125](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ADMR HOME IMPROVEMENT PROPERTIES LLC	4/5/2018	<a href="#">D218075212</a>		
SOUTHFORK CONDOS LLC	12/1/2013	00000000000000	0000000	0000000
MOORE LEONARD III	5/28/2010	<a href="#">D210130507</a>	0000000	0000000
FEDERAL HOME LOAN MTG CORP	3/2/2010	<a href="#">D210051627</a>	0000000	0000000
HUTCHESON CLIFFORD JR;HUTCHESON MA	5/8/2007	<a href="#">D207183063</a>	0000000	0000000
SAUNDERS KAREN T	4/26/1994	00115590001608	0011559	0001608
KELLEY PATRICIA A	10/1/1990	00111360001100	0011136	0001100
KNIGHT CLOYD R	9/18/1989	00097130001267	0009713	0001267
COLLECTING BANK	10/4/1988	00094090001445	0009409	0001445
WELLS MILTON S	2/5/1986	00084510002025	0008451	0002025
SOUTHFIELD DEVELOPMENT	12/31/1900	00000000000000	0000000	0000000

## 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	\$92,052	\$20,000	\$112,052	\$112,052
2024	\$92,052	\$20,000	\$112,052	\$112,052
2023	\$85,000	\$20,000	\$105,000	\$105,000
2022	\$71,709	\$9,000	\$80,709	\$80,709
2021	\$45,799	\$9,000	\$54,799	\$54,799
2020	\$57,463	\$9,000	\$66,463	\$66,463

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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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.