



**Address:** [641 DARLINGTON TR](#)  
**City:** FORT WORTH  
**Georeference:** 8666-13-11  
**Subdivision:** CREEKWOOD ADDITION  
**Neighborhood Code:** 2N100F

**Latitude:** 32.8869465747  
**Longitude:** -97.3507355115  
**TAD Map:** 2042-440  
**MAPSCO:** TAR-034L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CREEKWOOD ADDITION Block  
13 Lot 11

**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:** 2003

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 40261751

**Site Name:** CREEKWOOD ADDITION-13-11

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

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 2,986

**Percent Complete:** 100%

**Land Sqft** <sup>\*</sup>: 7,157

**Land Acres** <sup>\*</sup>: 0.1643

**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:**

SHRESTHA SANGITA  
MANANDHAR SOBAN

**Primary Owner Address:**

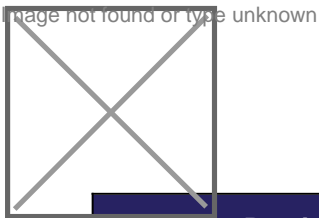
641 DARLINGTON TRL  
FORT WORTH, TX 76131-3543

**Deed Date:** 12/6/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221359845](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PYFER JARED;PYFER LINDSAY	6/1/2017	<a href="#">D217124720</a>		
MELLO LEAH;MELLO MARCUS	9/26/2014	<a href="#">D214220264</a>		
GARZA GILBERT JR;GARZA YRAMIS	12/17/2003	<a href="#">D203474236</a>	0000000	0000000
RICHMOND AMERICAN HOMES OF TX	11/5/2003	<a href="#">D203419391</a>	0000000	0000000
HILLWOOD RLD LP	1/1/2003	000000000000000	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	\$347,072	\$85,000	\$432,072	\$432,072
2024	\$347,072	\$85,000	\$432,072	\$432,072
2023	\$388,461	\$70,000	\$458,461	\$409,450
2022	\$302,227	\$70,000	\$372,227	\$372,227
2021	\$204,793	\$70,000	\$274,793	\$274,793
2020	\$190,000	\$70,000	\$260,000	\$260,000

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.