



Address: [3080 PEYTON BROOK DR](#)
City: FORT WORTH
Georeference: 6518D-1R4-14
Subdivision: CARRINGTON COURT ADDITION
Neighborhood Code: A2K010B

Latitude: 32.8645374521
Longitude: -97.3114225601
TAD Map: 2054-432
MAPSCO: TAR-035U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CARRINGTON COURT
ADDITION Block 1R4 Lot 14

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2014

Personal Property Account: N/A

Agent: WENJI MA (X1249)

Protest Deadline Date: 5/24/2024

Site Number: 41383354

Site Name: CARRINGTON COURT ADDITION-1R4-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,388

Percent Complete: 100%

Land Sqft^{*}: 1,655

Land Acres^{*}: 0.0379

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:

CARRERAS ROQUE OMAR

Primary Owner Address:

1641 KENEIPP RD
CARROLLTON, TX 75006

Deed Date: 3/23/2022

Deed Volume:

Deed Page:

Instrument: [D222077738](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------------|-----------|----------------------------|-------------|-----------|
| GILES MEGAN | 7/15/2014 | D214151572 | 0000000 | 0000000 |
| HMH LIFESTYLES LP | 1/3/2014 | D214002440 | 0000000 | 0000000 |
| DURANGO CARRINGTON PARTNERS LP | 9/8/2009 | D209240984 | 0000000 | 0000000 |
| AMCORE BANK NA | 4/7/2009 | D209092579 | 0000000 | 0000000 |
| PASQUINELLI PORTRAIT HOMES | 1/1/2008 | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$195,000 | \$40,000 | \$235,000 | \$235,000 |
| 2024 | \$220,000 | \$40,000 | \$260,000 | \$260,000 |
| 2023 | \$235,000 | \$22,000 | \$257,000 | \$257,000 |
| 2022 | \$198,654 | \$22,000 | \$220,654 | \$212,233 |
| 2021 | \$170,939 | \$22,000 | \$192,939 | \$192,939 |
| 2020 | \$173,352 | \$22,000 | \$195,352 | \$184,052 |

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.