



**Address:** [2945 PEYTON BROOK DR](#)  
**City:** FORT WORTH  
**Georeference:** 6518D-1R6-10  
**Subdivision:** CARRINGTON COURT ADDITION  
**Neighborhood Code:** A2K010B

**Latitude:** 32.8655983953  
**Longitude:** -97.3129338604  
**TAD Map:** 2054-436  
**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 1R6 Lot 10

**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:** 2015

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$291,500

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

**Site Number:** 41383818

**Site Name:** CARRINGTON COURT ADDITION-1R6-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,491

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 1,525

**Land Acres<sup>\*</sup>:** 0.0350

**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:**

SIMPSON MARGARET L

**Primary Owner Address:**

2945 PEYTON BROOK DR  
FORT WORTH, TX 76137

**Deed Date:** 1/18/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217012411](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MURPHY MELVIN R;MURPHY PAULA;MURPHY TORI	6/22/2015	<a href="#">D215135279</a>		
HMH LIFESTYLES LP	9/30/2014	<a href="#">D214215325</a>		
DURANGO CARRINGTON PARTNERS LP	9/8/2009	<a href="#">D209240984</a>	0000000	0000000
AMCORE BANK NA	4/7/2009	<a href="#">D209092579</a>	0000000	0000000
PASQUINELLI PORTRAIT HOMES	1/1/2008	0000000000000000	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	\$224,500	\$40,000	\$264,500	\$264,500
2024	\$251,500	\$40,000	\$291,500	\$250,228
2023	\$257,000	\$22,000	\$279,000	\$227,480
2022	\$209,306	\$22,000	\$231,306	\$206,800
2021	\$166,000	\$22,000	\$188,000	\$188,000
2020	\$166,000	\$22,000	\$188,000	\$188,000

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.