



**Address:** [3037 PEYTON BROOK DR](#)  
**City:** FORT WORTH  
**Georeference:** 6518D-1R6-25  
**Subdivision:** CARRINGTON COURT ADDITION  
**Neighborhood Code:** A2K010B

**Latitude:** 32.8647026134  
**Longitude:** -97.3122928578  
**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 1R6 Lot 25

**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:** 41383974

**Site Name:** CARRINGTON COURT ADDITION-1R6-25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,498

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 1,917

**Land Acres<sup>\*</sup>:** 0.0440

**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:**

CARRERAS ROQUE

**Primary Owner Address:**

1641 KENEIPP RD  
CARROLLTON, TX 75006

**Deed Date:** 12/24/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220346267](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NAIL CHANEY;NAIL CURTIS	5/25/2016	<a href="#">D216112548</a>		
MAUVAIS GABRIELLE	9/9/2014	<a href="#">D214198701</a>		
HMH LIFESTYLES LP	10/13/2013	<a href="#">D214098816</a>	0000000	0000000
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	\$210,000	\$40,000	\$250,000	\$250,000
2024	\$238,000	\$40,000	\$278,000	\$278,000
2023	\$238,000	\$22,000	\$260,000	\$260,000
2022	\$196,482	\$22,000	\$218,482	\$218,482
2021	\$178,090	\$22,000	\$200,090	\$200,090
2020	\$180,605	\$22,000	\$202,605	\$202,605

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.