



Address: [3061 PEYTON BROOK DR](#)
City: FORT WORTH
Georeference: 6518D-1R6-30
Subdivision: CARRINGTON COURT ADDITION
Neighborhood Code: A2K010B

Latitude: 32.8647473455
Longitude: -97.31187033
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 30

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: 2008

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 41384024

Site Name: CARRINGTON COURT ADDITION-1R6-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,400

Percent Complete: 100%

Land Sqft^{*}: 1,525

Land Acres^{*}: 0.0350

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:

MOE RYAN

Primary Owner Address:

3061 PEYTON BROOK DR
FORT WORTH, TX 76137

Deed Date: 6/29/2023

Deed Volume:

Deed Page:

Instrument: [D223118006](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NELSON-HOFF SHAWNNA R	3/20/2019	D219056577		
MANN JOHN JOSEPH;MANN SARAH	9/29/2017	D217227930		
KENNEDY DANIEL J	3/26/2010	D210071245	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	\$241,583	\$40,000	\$281,583	\$281,583
2024	\$241,583	\$40,000	\$281,583	\$281,583
2023	\$210,374	\$22,000	\$232,374	\$226,348
2022	\$183,771	\$22,000	\$205,771	\$205,771
2021	\$167,543	\$22,000	\$189,543	\$189,543
2020	\$168,316	\$22,000	\$190,316	\$190,316

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.