



Address: [809 LARKSPUR LN](#)
City: FORT WORTH
Georeference: 47525-28-3
Subdivision: WOODHAVEN CNTRY CLUB ESTATES
Neighborhood Code: 1H020A

Latitude: 32.7679854921
Longitude: -97.2252140371
TAD Map: 2084-400
MAPSCO: TAR-065V



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

PROPERTY DATA

Legal Description: WOODHAVEN CNTRY CLUB ESTATES Block 28 Lot 3

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

State Code: A

Year Built: 1980

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 03616096

Site Name: WOODHAVEN CNTRY CLUB ESTATES-28-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,559

Percent Complete: 100%

Land Sqft^{*}: 10,625

Land Acres^{*}: 0.2439

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:

RODRIGUEZ EDWIN
MANCILLA INGRID J

Primary Owner Address:

809 LARKSPUR LN
FORT WORTH, TX 76112

Deed Date: 5/2/2024

Deed Volume:

Deed Page:

Instrument: [D224076868](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KILMAIN CHARLES	4/15/2016	D216081885		
ROSE LARRY;ROSE MARY	4/5/2006	D206101706	0000000	0000000
SECRETARY OF HUD	4/5/2005	D205361539	0000000	0000000
WASHINGTON MUTUAL BANK	4/5/2005	D205104704	0000000	0000000
KIMBROUGH CLARICE E	3/3/1997	00126950001708	0012695	0001708
BROWN PATRICIA A	4/6/1994	00115340001912	0011534	0001912
HARNESS RANDALL C	12/31/1900	00110730001285	0011073	0001285

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	\$0	\$0	\$0	\$0
2024	\$287,191	\$70,000	\$357,191	\$357,191
2023	\$271,205	\$70,000	\$341,205	\$341,205
2022	\$270,000	\$30,000	\$300,000	\$300,000
2021	\$235,617	\$30,000	\$265,617	\$265,617
2020	\$210,076	\$30,000	\$240,076	\$240,076

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.