

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 03616096

Address: 809 LARKSPUR LN

City: FORT WORTH **Georeference:** 47525-28-3

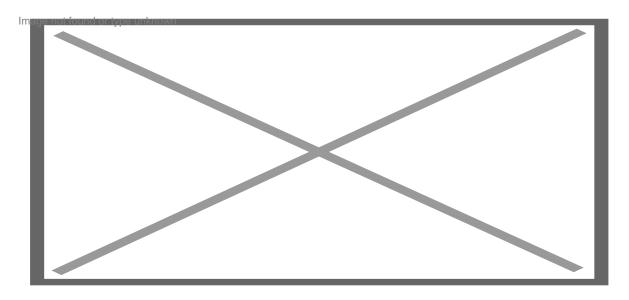
Subdivision: WOODHAVEN CNTRY CLUB ESTATES

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) Site Number: 03616096

TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) Site Name: WOODHAVEN CNTRY CLUB ESTATES-28-3

Site Class: A1 - Residential - Single Family

TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905) Approximate Size+++: 2,559 State Code: A Percent Complete: 100% Year Built: 1980

**Land Sqft**\*: 10,625 Personal Property Account: N/A Land Acres\*: 0.2439

Agent: None Pool: N

**Protest Deadline Date: 5/15/2025** 

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<sup>\*</sup> 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.

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<sup>+</sup> 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.

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