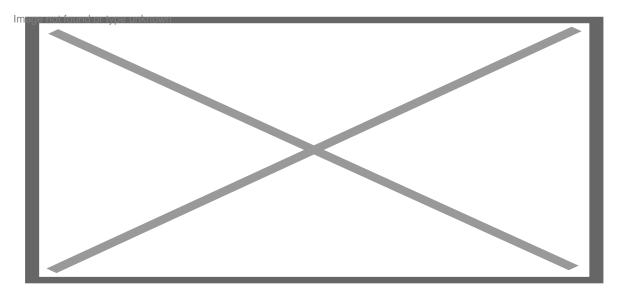


Tarrant Appraisal District Property Information | PDF Account Number: 03616614

Address: 804 LARKSPUR LN

City: FORT WORTH Georeference: 47525-29-2 Subdivision: WOODHAVEN CNTRY CLUB ESTATES Neighborhood Code: 1H020A Latitude: 32.7679932265 Longitude: -97.2258062943 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 29 Lot 2 Jurisdictions: CITY OF FORT WORTH (026) Site Number: 03616614 **TARRANT COUNTY (220)** TARRANT REGIONAL WATER DISTRICT (223) Site Name: WOODHAVEN CNTRY CLUB ESTATES-29-2 Site Class: A1 - Residential - Single Family **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** FORT WORTH ISD (905) Approximate Size+++: 2,264 State Code: A Percent Complete: 100% Year Built: 1984 Land Sqft*: 10,370 Personal Property Account: N/A Land Acres^{*}: 0.2380 Agent: GOODRICH REALTY CONSULTING (00976): N Protest Deadline Date: 5/15/2025

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.





OWNER INFORMATION

Current Owner:

BROCKMAN TREVOR JR

Primary Owner Address:

804 LARKSPUR LN FORT WORTH, TX 76112-1707 Deed Date: 4/21/2011 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D211097898

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CITIMORTGAGE INC	9/7/2010	D210222810	000000	0000000
VANNOY DIANNE; VANNOY WILLIAM	3/24/2006	D206099024	000000	0000000
WRIGHT TERRY	3/6/1996	00123970000394	0012397	0000394
LAMKIN BILLY MCGRAW;LAMKIN JANEEN	11/7/1995	00121620000668	0012162	0000668
CARTER JAMES ROBERT SR	8/31/1994	00117110001830	0011711	0001830
LAMKIN BILLY MCGRAW;LAMKIN JANEEN	6/26/1985	00083270001263	0008327	0001263
TRACEY SANFORD	12/31/1900	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$274,093	\$70,000	\$344,093	\$273,051
2023	\$258,291	\$70,000	\$328,291	\$248,228
2022	\$210,000	\$30,000	\$240,000	\$225,662
2021	\$210,000	\$30,000	\$240,000	\$205,147
2020	\$196,561	\$30,000	\$226,561	\$186,497

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.