



Address: [12109 DURANGO ROOT DR](#)
City: FORT WORTH
Georeference: 44715T-100-3
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.9493098834
Longitude: -97.2824909009
TAD Map: 2066-464
MAPSCO: TAR-022B



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

PROPERTY DATA

Legal Description: VILLAGES OF WOODLAND SPRINGS W Block 100 Lot 3

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KELLER ISD (907)

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40678628

Site Name: VILLAGES OF WOODLAND SPRINGS W-100-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,123

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

LAROUX JOSEPH B
LAROUX TIFFANY A

Deed Date: 4/30/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214088321](#)

Primary Owner Address:

12109 DURANGO ROOT DR
FORT WORTH, TX 76244-6404

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MC CORMACK DAVID;MC CORMACK MELISSA	6/25/2007	D207232184	0000000	0000000
DR HORTON - TEXAS LTD	1/10/2006	D206051431	0000000	0000000
ONE PRAIRIE MEADOWS LTD	1/1/2004	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$290,000	\$70,000	\$360,000	\$360,000
2023	\$300,432	\$70,000	\$370,432	\$337,985
2022	\$273,000	\$50,000	\$323,000	\$307,259
2021	\$229,326	\$50,000	\$279,326	\$279,326
2020	\$210,321	\$50,000	\$260,321	\$260,321

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.