

## LOCATION

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**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



Google Map or type unknown

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

## PROPERTY DATA

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**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<sup>+++</sup>:** 2,123

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

LAROUX JOSEPH B

LAROUX TIFFANY A

**Primary Owner Address:**

12109 DURANGO ROOT DR  
FORT WORTH, TX 76244-6404

**Deed Date:** 4/30/2014

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D214088321](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MC CORMACK DAVID;MC CORMACK MELISSA	6/25/2007	<a href="#">D207232184</a>	0000000	0000000
DR HORTON - TEXAS LTD	1/10/2006	<a href="#">D206051431</a>	0000000	0000000
ONE PRAIRIE MEADOWS LTD	1/1/2004	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 <sup>+</sup>
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.