



Address: [3516 DURANGO ROOT CT](#)
City: FORT WORTH
Georeference: 44715T-109-5
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.9528955189
Longitude: -97.2847214146
TAD Map: 2060-464
MAPSCO: TAR-022B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VILLAGES OF WOODLAND
SPRINGS W Block 109 Lot 5

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: 2012

Personal Property Account: N/A

Agent: PROPERTY TAX ADVOCATES INC (00689) N

Notice Sent Date: 4/15/2025

Notice Value: \$374,706

Protest Deadline Date: 5/24/2024

Site Number: 41490312

Site Name: VILLAGES OF WOODLAND SPRINGS W-109-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,841

Percent Complete: 100%

Land Sqft*: 5,378

Land Acres*: 0.1234

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

LABUS BRITTANY E
LABUS BRYAN H

Primary Owner Address:

3516 DURANGO ROOT CT
KELLER, TX 76244

Deed Date: 7/22/2015

Deed Volume:

Deed Page:

Instrument: [D215162901](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEOPLES JULIAN EVANS	5/30/2012	D212132507	0000000	0000000
CHELDAN MM LLC	2/16/2012	D212043832	0000000	0000000
LENNAR HOMES TEXAS LAND & CONS	10/8/2010	D210251473	0000000	0000000
ONE PRAIRIE MEADOWS LTD	1/1/2009	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 ⁺
2025	\$304,706	\$70,000	\$374,706	\$374,706
2024	\$304,706	\$70,000	\$374,706	\$346,947
2023	\$302,334	\$70,000	\$372,334	\$315,406
2022	\$272,442	\$50,000	\$322,442	\$286,733
2021	\$212,952	\$50,000	\$262,952	\$260,666
2020	\$186,969	\$50,000	\$236,969	\$236,969

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.