

Property Information | PDF

Account Number: 40678598



Address: 12101 DURANGO ROOT DR

City: FORT WORTH

Georeference: 44715T-100-1

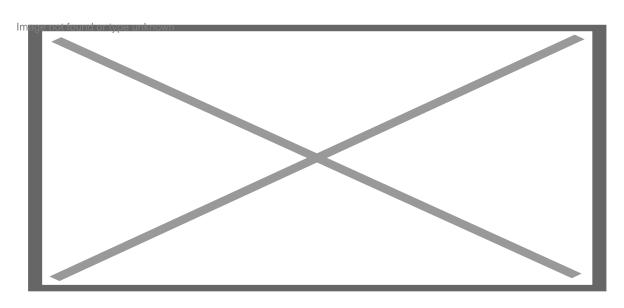
Subdivision: VILLAGES OF WOODLAND SPRINGS W

Neighborhood Code: 3K600B

Latitude: 32.949307122 Longitude: -97.2821567881 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 1

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: 40678598

Site Name: VILLAGES OF WOODLAND SPRINGS W-100-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,842
Percent Complete: 100%

Land Sqft\*: 6,050 Land Acres\*: 0.1388

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

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



WAGNER JESSE
WAGNER ELIZABETH
Primary Owner Address:
12101 DURANGO ROOT DR
KELLER, TX 76244

**Deed Date:** 3/1/2019

Deed Volume: Deed Page:

**Instrument:** D219040919

| Previous Owners                    | Date      | Instrument     | Deed Volume | Deed Page |
|------------------------------------|-----------|----------------|-------------|-----------|
| MCGUIRE RYAN;MCGUIRE SHANNON MCKIM | 7/2/2012  | D212169861     | 0000000     | 0000000   |
| WEBER APRIL;WEBER BRADLEY          | 8/22/2006 | D206268728     | 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 | \$297,216          | \$70,000    | \$367,216    | \$367,216        |
| 2023 | \$302,738          | \$70,000    | \$372,738    | \$372,738        |
| 2022 | \$249,626          | \$50,000    | \$299,626    | \$299,626        |
| 2021 | \$215,225          | \$50,000    | \$265,225    | \$265,225        |
| 2020 | \$197,446          | \$50,000    | \$247,446    | \$247,446        |

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

There are no exemptions for this property

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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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.