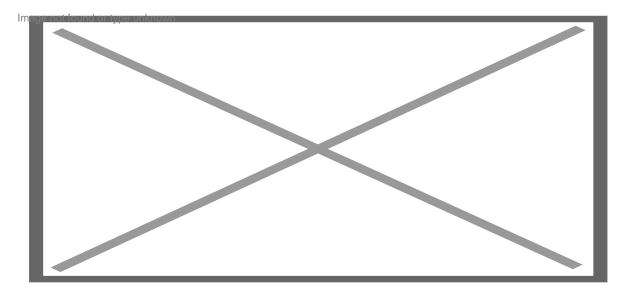


## Tarrant Appraisal District Property Information | PDF Account Number: 40678733

# Address: 12153 DURANGO ROOT DR

City: FORT WORTH Georeference: 44715T-100-14 Subdivision: VILLAGES OF WOODLAND SPRINGS W Neighborhood Code: 3K600B Latitude: 32.9492944843 Longitude: -97.2843278844 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 14

#### 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: 2009

Personal Property Account: N/A Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/15/2025

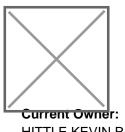
### Site Number: 40678733

Site Name: VILLAGES OF WOODLAND SPRINGS W-100-14 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,333 Percent Complete: 100% Land Sqft\*: 7,405 Land Acres\*: 0.1699 Pool: N

#### +++ Rounded.

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

## **OWNER INFORMATION**



HITTLE KEVIN R HITTLE CLAUDIA M

Primary Owner Address: 12153 DURANGO ROOT DR FORT WORTH, TX 76244-6404 Deed Date: 4/23/2010 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D210099532

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	6/16/2009	D209162627	000000	0000000
RKF OPERATING COMPANY LLC	6/15/2009	D209162626	000000	0000000
HFG-CENTERRA DEVELOPMENT LP	3/7/2007	D207086016	000000	0000000
ROYCE HOMES/DALLAS LP	3/7/2007	D207086013	000000	0000000
ROYCE HOMES LP	8/19/2005	D205248745	000000	0000000
ONE PRAIRIE MEADOWS LTD	1/1/2004	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	\$288,196	\$70,000	\$358,196	\$340,869
2023	\$316,748	\$70,000	\$386,748	\$309,881
2022	\$295,998	\$50,000	\$345,998	\$281,710
2021	\$206,100	\$50,000	\$256,100	\$256,100
2020	\$206,100	\$50,000	\$256,100	\$256,100

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.