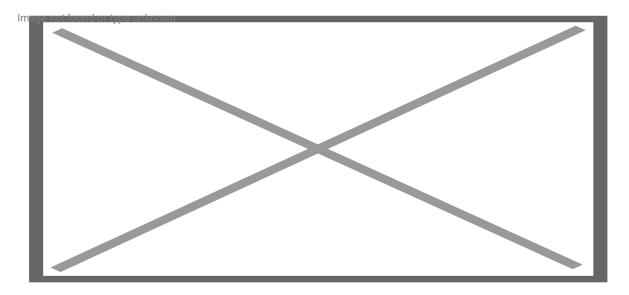


Tarrant Appraisal District Property Information | PDF Account Number: 40678733

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

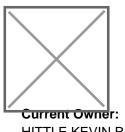
Site Number: 40678733

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.