



Address: [12201 DURANGO ROOT DR](#)
City: FORT WORTH
Georeference: 44715T-100-15
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.9493468821
Longitude: -97.2845657973
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 15

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: RESOLUTE PROPERTY TAX SOLUTIONS (00988)

Protest Deadline Date: 5/15/2025

Site Number: 40678741

Site Name: VILLAGES OF WOODLAND SPRINGS W-100-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,498

Percent Complete: 100%

Land Sqft^{*}: 10,890

Land Acres^{*}: 0.2500

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:
PROGRESS RESIDENTIAL BORROWER 24 LLC
Primary Owner Address:
PO BOX 4090
SCOTTSDALE, AZ 85261

Deed Date: 2/23/2023
Deed Volume:
Deed Page:
Instrument: [D223032569](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
P5 2021-2 BORROWER LLC	1/27/2022	D222035738		
ZILLOW HOMES PROPERTY TRUST	11/15/2021	D221335536		
PIERSON BRYAN T;PIERSON KENZIE	4/11/2019	D219075509		
NEWCHURCH DANA S	1/4/2017	D217025036		
NEWCHURCH DANA;NEWCHURCH RANDALL P	5/25/2011	D211125116	0000000	0000000
COHEN JENNIFER;COHEN ZAK WEST	9/29/2006	D206313851	0000000	0000000
ROYCE HOMES LP	8/19/2005	D205248745	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*
2025	\$0	\$0	\$0	\$0
2024	\$323,000	\$70,000	\$393,000	\$393,000
2023	\$335,000	\$70,000	\$405,000	\$405,000
2022	\$304,000	\$50,000	\$354,000	\$354,000
2021	\$250,823	\$50,000	\$300,823	\$300,823
2020	\$230,290	\$50,000	\$280,290	\$280,290

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

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.