



**Address:** [12209 DURANGO ROOT DR](#)  
**City:** FORT WORTH  
**Georeference:** 44715T-100-17  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS W  
**Neighborhood Code:** 3K600B

**Latitude:** 32.949716168  
**Longitude:** -97.2845571166  
**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 17

**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:** 2005

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40678776

**Site Name:** VILLAGES OF WOODLAND SPRINGS W-100-17

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,508

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION



**Current Owner:**

WILSON KURT  
WILSON KAREN

**Primary Owner Address:**

12209 DURANGO ROOT DR  
KELLER, TX 76244-6421

**Deed Date:** 5/23/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206163322](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROYCE HOMES LP	8/19/2005	<a href="#">D205248745</a>	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$296,935	\$70,000	\$366,935	\$366,935
2023	\$329,466	\$70,000	\$399,466	\$340,472
2022	\$301,090	\$50,000	\$351,090	\$309,520
2021	\$238,654	\$50,000	\$288,654	\$281,382
2020	\$205,802	\$50,000	\$255,802	\$255,802

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.