



**Address:** [12217 DURANGO ROOT DR](#)  
**City:** FORT WORTH  
**Georeference:** 44715T-100-19  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS W  
**Neighborhood Code:** 3K600B

**Latitude:** 32.9499909759  
**Longitude:** -97.284553367  
**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 19

**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:** None

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

**Site Number:** 40678792

**Site Name:** VILLAGES OF WOODLAND SPRINGS W-100-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,078

**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:**

ANDERSON TAMIKA N

**Primary Owner Address:**

12217 DURANGO ROOT DR  
KELLER, TX 76244

**Deed Date:** 9/28/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216234044](#)

| Previous Owners                | Date      | Instrument                 | Deed Volume | Deed Page |
|--------------------------------|-----------|----------------------------|-------------|-----------|
| NICA ELISA VETA;NICA ION       | 9/26/2014 | <a href="#">D214217285</a> |             |           |
| PROSKOVEC JAY                  | 6/17/2009 | <a href="#">D209167852</a> | 0000000     | 0000000   |
| FEDERAL HOME LOAN MORTGAGE COR | 8/5/2008  | <a href="#">D208315367</a> | 0000000     | 0000000   |
| PATTON AMY;PATTON BRIAN        | 6/29/2005 | <a href="#">D205190996</a> | 0000000     | 0000000   |
| RAH OF TEXAS LP                | 1/31/2005 | <a href="#">D205043644</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 | \$312,623          | \$70,000    | \$382,623    | \$367,599                    |
| 2023 | \$318,447          | \$70,000    | \$388,447    | \$334,181                    |
| 2022 | \$279,624          | \$50,000    | \$329,624    | \$303,801                    |
| 2021 | \$226,183          | \$50,000    | \$276,183    | \$276,183                    |
| 2020 | \$207,437          | \$50,000    | \$257,437    | \$257,437                    |

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.