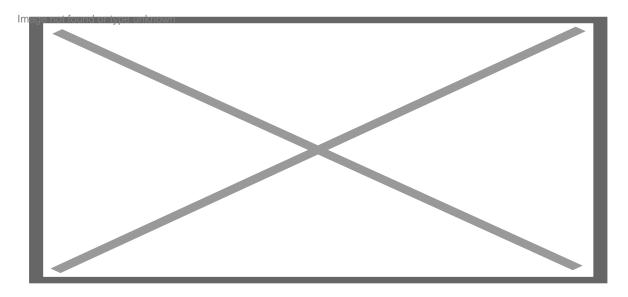


Tarrant Appraisal District Property Information | PDF Account Number: 40678806

Address: 12221 DURANGO ROOT DR

City: FORT WORTH Georeference: 44715T-100-20 Subdivision: VILLAGES OF WOODLAND SPRINGS W Neighborhood Code: 3K600B Latitude: 32.9501282777 Longitude: -97.2845518907 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 20

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: 40678806 Site Name: VILLAGES OF WOODLAND SPRINGS W-100-20 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,875 Percent Complete: 100% Land Sqft^{*}: 5,500 Land Acres^{*}: 0.1262 Pool: N

+++ Rounded.

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

OWNER INFORMATION





Primary Owner Address: 12221 DURANGO ROOT DR KELLER, TX 76244-6421 Deed Date: 9/19/2005 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D205287563

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAH OF TEXAS LP	1/31/2005	D205043644	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. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$298,801	\$70,000	\$368,801	\$310,123
2023	\$304,355	\$70,000	\$374,355	\$281,930
2022	\$249,929	\$50,000	\$299,929	\$256,300
2021	\$183,000	\$50,000	\$233,000	\$233,000
2020	\$183,000	\$50,000	\$233,000	\$233,000

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.