



**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<sup>+++</sup>:** 1,875

**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:**  
CARLSON CHRISTOPHER L  
**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	<a href="#">D205043644</a>	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	\$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.