

LOCATION

Tarrant Appraisal District

Property Information | PDF

Account Number: 40678806

Address: 12221 DURANGO ROOT DR

City: FORT WORTH

Georeference: 44715T-100-20

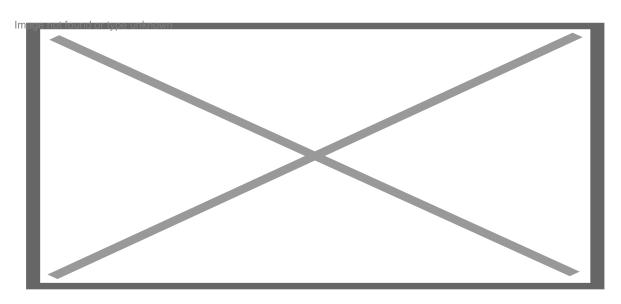
Subdivision: VILLAGES OF WOODLAND SPRINGS W

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.

## **OWNER INFORMATION**

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



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	D205043644	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*
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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.