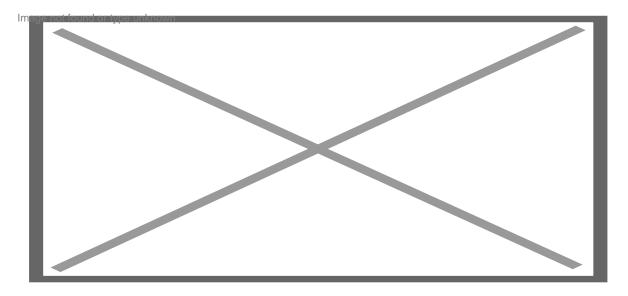


# Tarrant Appraisal District Property Information | PDF Account Number: 40678822

# Address: 12229 DURANGO ROOT DR

City: FORT WORTH Georeference: 44715T-100-22 Subdivision: VILLAGES OF WOODLAND SPRINGS W Neighborhood Code: 3K600B Latitude: 32.950403259 Longitude: -97.2845485246 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 22

#### 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: 2006

Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025

### Site Number: 40678822

Site Name: VILLAGES OF WOODLAND SPRINGS W-100-22 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,508 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**





Current Owner: GHAN JONAH NUEVA DANS ALLYSSA BLANCHE

**Primary Owner Address:** 12229 DURANGO ROOT DR FORT WORTH, TX 76244 Deed Date: 6/7/2024 Deed Volume: Deed Page: Instrument: D224101307

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GHAN JONAH	12/11/2020	D220329845		
CARO JORGE;CARO PATRICIA	6/17/2011	D211148222	000000	0000000
ALLEN CHERYL R;ALLEN ROBERT P	7/5/2006	D206213105	000000	0000000
RAH OF TEXAS LP	1/31/2005	D205043644	0000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$342,604	\$70,000	\$412,604	\$395,989
2023	\$348,996	\$70,000	\$418,996	\$359,990
2022	\$306,289	\$50,000	\$356,289	\$327,264
2021	\$247,513	\$50,000	\$297,513	\$297,513
2020	\$226,889	\$50,000	\$276,889	\$276,889

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.