



**Address:** [12233 DURANGO ROOT DR](#)  
**City:** FORT WORTH  
**Georeference:** 44715T-100-23  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS W  
**Neighborhood Code:** 3K600B

**Latitude:** 32.9505406606  
**Longitude:** -97.2845470253  
**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 23

**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:** CHANDLER CROUCH (11730)

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

**Site Number:** 40678830

**Site Name:** VILLAGES OF WOODLAND SPRINGS W-100-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,886

**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:**

BRYAN AND VELORY LATHAM REVOCABLE TRUST

**Primary Owner Address:**

12233 DURANGO ROOT DR  
FORT WORTH, TX 76244

**Deed Date:** 3/22/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224058852](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LATHAM BRYAN D;LATHAM VELORY A	8/16/2019	<a href="#">D219186870</a>		
OPENDOOR PROPERTY N LLC	2/26/2019	<a href="#">D219050467</a>		
REGAN KEVIN M	3/12/2009	<a href="#">D209072813</a>	0000000	0000000
ALBERRY ALAN D	7/17/2006	<a href="#">D206220506</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	\$260,647	\$70,000	\$330,647	\$318,109
2023	\$291,304	\$70,000	\$361,304	\$289,190
2022	\$250,474	\$50,000	\$300,474	\$262,900
2021	\$189,000	\$50,000	\$239,000	\$239,000
2020	\$189,000	\$50,000	\$239,000	\$239,000

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

There are no exemptions for this property

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.