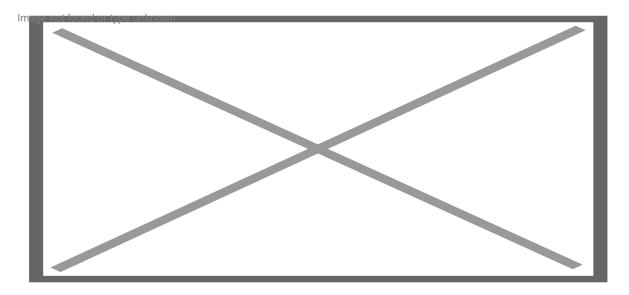


Tarrant Appraisal District Property Information | PDF Account Number: 40678830

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 Parcels: 1 Approximate Size+++: 1,886

Site Class: A1 - Residential - Single Family

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

Site Number: 40678830

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



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	D219186870		
OPENDOOR PROPERTY N LLC	2/26/2019	D219050467		
REGAN KEVIN M	3/12/2009	D209072813	000000	0000000
ALBERRY ALAN D	7/17/2006	D206220506	000000	0000000
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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
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.