



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⁺⁺⁺: 1,886

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:
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	0000000	0000000
ALBERRY ALAN D	7/17/2006	D206220506	0000000	0000000
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	\$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.