



Address: [12241 DURANGO ROOT DR](#)
City: FORT WORTH
Georeference: 44715T-100-25
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.9508157128
Longitude: -97.2845439244
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 25

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: 2007

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40973689

Site Name: VILLAGES OF WOODLAND SPRINGS W-100-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,641

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:

THANH THAO THI
MAI HAUN H

Deed Date: 6/20/2024

Deed Volume:

Deed Page:

Instrument: [D224108565](#)

Primary Owner Address:
12241 DURANGO ROOT DR
FORT WORTH, TX 76244

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FOX KAYLA;PECKENPAUGH BRIAN	6/20/2016	D216133069		
CARPENTER ASHLEY N;CARPENTER KEVIN B	5/16/2008	D208189289	0000000	0000000
LENNAR HOMES OF TEXAS	5/15/2008	D208189288	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	9/6/2006	D206285180	0000000	0000000
ONE PRAIRIE MEADOWS LTD	1/1/2005	000000000000000	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	\$220,893	\$70,000	\$290,893	\$288,930
2023	\$258,919	\$70,000	\$328,919	\$262,664
2022	\$225,726	\$50,000	\$275,726	\$238,785
2021	\$167,077	\$50,000	\$217,077	\$217,077
2020	\$167,077	\$50,000	\$217,077	\$217,077

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.