

Account Number: 40973697



Address: 12245 DURANGO ROOT DR

City: FORT WORTH

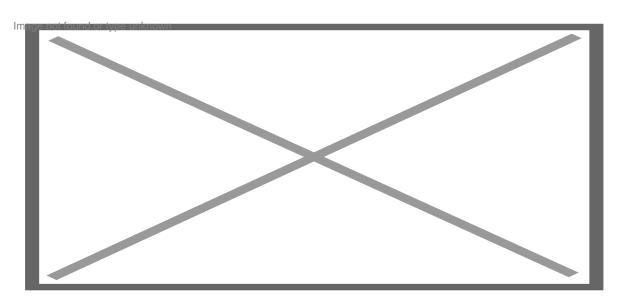
Georeference: 44715T-100-26

Subdivision: VILLAGES OF WOODLAND SPRINGS W

Neighborhood Code: 3K600B

Latitude: 32.9509701073 Longitude: -97.284522959 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 26

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: 40973697

Site Name: VILLAGES OF WOODLAND SPRINGS W-100-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,724
Percent Complete: 100%

Land Sqft*: 6,550 Land Acres*: 0.1503

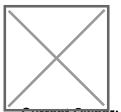
Pool: N

+++ Rounded.

OWNER INFORMATION

03-16-2025 Page 1

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Current Owner:

RIVERS CHRISTOPHER

RIVERS MANDI

Primary Owner Address: 12245 DURANGO ROOT DR FORT WORTH, TX 76244

Deed Date: 10/27/2016

Deed Volume: Deed Page:

Instrument: D216257600

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|-----------|----------------|-------------|-----------|
| CAMERLIN LAWR;CAMERLIN VALENTINE | 5/17/2013 | D213141537 | 0000000 | 0000000 |
| JAMES JAMES P;JAMES JANA R | 4/29/2008 | D208161929 | 0000000 | 0000000 |
| LENNAR HOMES OF TEXAS | 4/29/2008 | D208161928 | 0000000 | 0000000 |
| LENNAR HMS OF TEXAS LAND & CON | 9/6/2006 | D206285180 | 0000000 | 0000000 |
| ONE PRAIRIE MEADOWS LTD | 1/1/2005 | 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 | \$366,004 | \$70,000 | \$436,004 | \$384,068 |
| 2023 | \$352,000 | \$70,000 | \$422,000 | \$349,153 |
| 2022 | \$329,541 | \$50,000 | \$379,541 | \$317,412 |
| 2021 | \$238,556 | \$50,000 | \$288,556 | \$288,556 |
| 2020 | \$243,731 | \$50,000 | \$293,731 | \$293,731 |

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

03-16-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.