



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.

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

OWNER INFORMATION



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.

+ 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.