



**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<sup>+++</sup>:** 2,724

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,550

**Land Acres<sup>\*</sup>:** 0.1503

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> 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	<a href="#">D213141537</a>	0000000	0000000
JAMES JAMES P;JAMES JANA R	4/29/2008	<a href="#">D208161929</a>	0000000	0000000
LENNAR HOMES OF TEXAS	4/29/2008	<a href="#">D208161928</a>	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	9/6/2006	<a href="#">D206285180</a>	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 <sup>+</sup>
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.