



**Address:** [12305 DURANGO ROOT DR](#)  
**City:** FORT WORTH  
**Georeference:** 44715T-100-28  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS W  
**Neighborhood Code:** 3K600B

**Latitude:** 32.9512064257  
**Longitude:** -97.2847252182  
**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 28

**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:** 2008

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40973719

**Site Name:** VILLAGES OF WOODLAND SPRINGS W-100-28

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,845

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**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:**  
MURNAHAN BRIAN L  
**Primary Owner Address:**  
12305 DURANGO ROOT DR  
KELLER, TX 76244

**Deed Date:** 8/18/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216193785](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LIANG WANLIN;LIANG ZHONGYAN	6/30/2008	<a href="#">D208256754</a>	0000000	0000000
LENNAR HOMES OF TEXAS	6/29/2008	<a href="#">D208256753</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	\$299,858	\$70,000	\$369,858	\$369,858
2023	\$305,421	\$70,000	\$375,421	\$375,421
2022	\$268,200	\$50,000	\$318,200	\$318,200
2021	\$216,982	\$50,000	\$266,982	\$266,982
2020	\$199,010	\$50,000	\$249,010	\$249,010

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.