



Address: [12309 DURANGO ROOT DR](#)
City: FORT WORTH
Georeference: 44715T-100-29
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.9513209756
Longitude: -97.2848149847
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 29

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: OCONNOR & ASSOCIATES (00436) **Pool:** N

Protest Deadline Date: 5/15/2025

Site Number: 40973727

Site Name: VILLAGES OF WOODLAND SPRINGS W-100-29

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,630

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:
YASHASWINI LLC
Primary Owner Address:
1013 WINDING LAKE BLVD
SOUTHLAKE, TX 76092

Deed Date: 11/18/2024
Deed Volume:
Deed Page:
Instrument: [D224212146](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PATTERSON CAITLIN SGL;YUEN CARI TOMIKO	10/19/2023	D223196716		
PATTERSON ANDREW;PATTERSON CAITLIN;YUEN CARI TOMIKO	1/21/2022	D222020339		
STOKES LAUREN	3/4/2016	D216046937		
VINSON CORY	8/18/2008	D208335561	0000000	0000000
LENNAR HOMES OF TEXAS	8/17/2008	D208335560	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	11/15/2006	D206365174	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	\$254,292	\$70,000	\$324,292	\$324,292
2023	\$246,000	\$70,000	\$316,000	\$316,000
2022	\$184,571	\$50,000	\$234,571	\$229,900
2021	\$184,571	\$50,000	\$234,571	\$209,000
2020	\$140,000	\$50,000	\$190,000	\$190,000

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.