

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 40973727

Address: 12309 DURANGO ROOT DR

City: FORT WORTH

Georeference: 44715T-100-29

Subdivision: VILLAGES OF WOODLAND SPRINGS W

Neighborhood Code: 3K600B

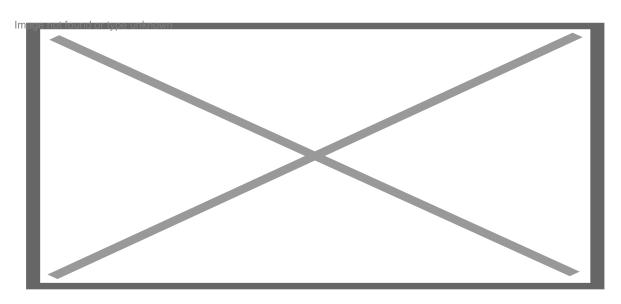
Latitude: 32.9513209756 Longitude: -97.2848149847

**TAD Map:** 2066-464 MAPSCO: TAR-022B

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

Site Class: A1 - Residential - Single Family





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

**Land Sqft\*:** 5,500

Parcels: 1

Land Acres\*: 0.1262

Site Number: 40973727

Approximate Size+++: 1,630

Percent Complete: 100%

Protest Deadline Date: 5/15/2025

+++ Rounded.

## OWNER INFORMATION

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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. <u>Tarrant County Tax Office Account Information</u>.

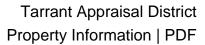
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$254,292	\$70,000	\$324,292	\$324,292
2023	\$246,000	\$70,000	\$316,000	\$316,000
2022	\$184,571	\$50,000	\$234,571	\$229,900
2021	\$184,571	\$50,000	\$234,571	\$209,000
2020	\$140,000	\$50,000	\$190,000	\$190,000

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

## **EXEMPTIONS / SPECIAL APPRAISAL**

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





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.

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