



Address: [12313 DURANGO ROOT DR](#)
City: FORT WORTH
Georeference: 44715T-100-30
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.951435501
Longitude: -97.2849049341
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 30

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: GOODRICH REALTY CONSULTING (06074)

Protest Deadline Date: 5/15/2025

Site Number: 40973735

Site Name: VILLAGES OF WOODLAND SPRINGS W-100-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,426

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:

FLEITAS MARCELO
FLEITAS ERICA

Deed Date: 10/23/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212266006](#)

Primary Owner Address:

12313 DURANGO ROOT DR
FORT WORTH, TX 76244-6425

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHILLIPS CHARLES;PHILLIPS DIANA L	11/21/2008	D208437087	0000000	0000000
LENNAR HOMES OF TEXAS	11/20/2008	D208437086	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	\$336,111	\$70,000	\$406,111	\$330,363
2023	\$342,354	\$70,000	\$412,354	\$300,330
2022	\$284,895	\$50,000	\$334,895	\$273,027
2021	\$198,206	\$50,000	\$248,206	\$248,206
2020	\$198,206	\$50,000	\$248,206	\$248,206

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.