



**Address:** [12209 DURANGO ROOT DR](#)  
**City:** FORT WORTH  
**Georeference:** 44715T-100-17  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS W  
**Neighborhood Code:** 3K600B

**Latitude:** 32.949716168  
**Longitude:** -97.2845571166  
**TAD Map:** 2066-464  
**MAPSCO:** TAR-022B



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** VILLAGES OF WOODLAND SPRINGS W Block 100 Lot 17

**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:** 2005

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40678776  
**Site Name:** VILLAGES OF WOODLAND SPRINGS W-100-17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,508  
**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:**

WILSON KURT  
WILSON KAREN

**Primary Owner Address:**

12209 DURANGO ROOT DR  
KELLER, TX 76244-6421

**Deed Date:** 5/23/2006  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D206163322](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROYCE HOMES LP	8/19/2005	<a href="#">D205248745</a>	0000000	0000000
ONE PRAIRIE MEADOWS LTD	1/1/2004	0000000000000000	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	\$296,935	\$70,000	\$366,935	\$366,935
2024	\$296,935	\$70,000	\$366,935	\$366,935
2023	\$329,466	\$70,000	\$399,466	\$340,472
2022	\$301,090	\$50,000	\$351,090	\$309,520
2021	\$238,654	\$50,000	\$288,654	\$281,382
2020	\$205,802	\$50,000	\$255,802	\$255,802

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.