



Address: [12221 DURANGO ROOT DR](#)
City: FORT WORTH
Georeference: 44715T-100-20
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.9501282777
Longitude: -97.2845518907
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 20

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: TEXAS PROPERTY TAX REDUCTIONS (00224)

Notice Sent Date: 5/1/2025

Notice Value: \$368,801

Protest Deadline Date: 5/24/2024

Site Number: 40678806
Site Name: VILLAGES OF WOODLAND SPRINGS W-100-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 1,875
Percent Complete: 100%
Land Sqft*: 5,500
Land Acres*: 0.1262
Pool: N

+++ Rounded.

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

OWNER INFORMATION

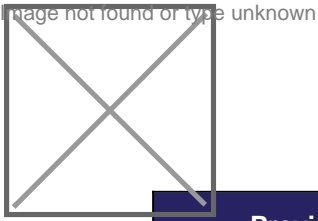
Current Owner:

CARLSON CHRISTOPHER L

Primary Owner Address:

12221 DURANGO ROOT DR
KELLER, TX 76244-6421

Deed Date: 9/19/2005
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D205287563](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAH OF TEXAS LP	1/31/2005	D205043644	0000000	0000000
ONE PRAIRIE MEADOWS LTD	1/1/2004	000000000000000	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	\$298,801	\$70,000	\$368,801	\$341,135
2024	\$298,801	\$70,000	\$368,801	\$310,123
2023	\$304,355	\$70,000	\$374,355	\$281,930
2022	\$249,929	\$50,000	\$299,929	\$256,300
2021	\$183,000	\$50,000	\$233,000	\$233,000
2020	\$183,000	\$50,000	\$233,000	\$233,000

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

- 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.