



**Address:** [12148 DURANGO ROOT DR](#)  
**City:** FORT WORTH  
**Georeference:** 44715T-101-14  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS W  
**Neighborhood Code:** 3K600B

**Latitude:** 32.9497660778  
**Longitude:** -97.2841221311  
**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 101 Lot 14

**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:** 2006

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40678997

**Site Name:** VILLAGES OF WOODLAND SPRINGS W-101-14

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,230

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,050

**Land Acres<sup>\*</sup>:** 0.1388

**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:**

CHANDLER BRIAN  
CHANDLER CHARLOTTE

**Primary Owner Address:**

6205 EMAMAS CT  
COLLEYVILLE, TX 76034

**Deed Date:** 1/25/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222024558](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ZILLOW HOMES PROPERTY TRUST	10/11/2021	<a href="#">D221299024</a>		
NUMEN HOLDINGS LLC	5/24/2016	<a href="#">D216114503</a>		
PAUL WILLIAM T	7/30/2012	<a href="#">D212189719</a>	0000000	0000000
FEDERAL NATIONA MORTGAGE ASSOC	5/2/2012	<a href="#">D212129201</a>	0000000	0000000
BANK OF AMERICA NA	5/1/2012	<a href="#">D212108864</a>	0000000	0000000
DUELLO DENIS	3/27/2007	<a href="#">D207120369</a>	0000000	0000000
ROYCE HOMES/DALLAS LP	12/22/2005	<a href="#">D205386409</a>	0000000	0000000
ROYCE HOMES LP	8/19/2005	<a href="#">D205248745</a>	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 <sup>+</sup>
2025	\$322,589	\$70,000	\$392,589	\$392,589
2024	\$322,589	\$70,000	\$392,589	\$392,589
2023	\$328,597	\$70,000	\$398,597	\$398,597
2022	\$288,484	\$50,000	\$338,484	\$338,484
2021	\$188,971	\$49,999	\$238,970	\$238,970
2020	\$188,971	\$49,999	\$238,970	\$238,970

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.