



Address: [12300 DURANGO ROOT DR](#)
City: FORT WORTH
Georeference: 44715T-102-12
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.9512855061
Longitude: -97.2841891841
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 102 Lot 12

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: 2007
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Notice Sent Date: 4/15/2025
Notice Value: \$327,174
Protest Deadline Date: 5/24/2024

Site Number: 40973905
Site Name: VILLAGES OF WOODLAND SPRINGS W-102-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 1,825
Percent Complete: 100%
Land Sqft*: 8,675
Land Acres*: 0.1991
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:
FLETCHER ERICA J
Primary Owner Address:
12300 DURANGO ROOT DR
FORT WORTH, TX 76244-6424

Deed Date: 6/17/2010
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D210152631](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WIDENER CHRISTY;WIDENER CLAY	10/26/2007	D207387501	0000000	0000000
LENNAR HOMES OF TEXAS	10/25/2007	D207387500	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	9/6/2006	D206285180	0000000	0000000
ONE PRAIRIE MEADOWS LTD	1/1/2005	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	\$257,174	\$70,000	\$327,174	\$327,174
2024	\$257,174	\$70,000	\$327,174	\$319,601
2023	\$278,094	\$70,000	\$348,094	\$290,546
2022	\$246,949	\$50,000	\$296,949	\$264,133
2021	\$190,121	\$50,000	\$240,121	\$240,121
2020	\$190,121	\$50,000	\$240,121	\$240,121

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.