



Address: [12304 DURANGO ROOT DR](#)
City: FORT WORTH
Georeference: 44715T-102-13
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.951445362
Longitude: -97.2842872621
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 13

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: None

Protest Deadline Date: 5/24/2024

Site Number: 40973913

Site Name: VILLAGES OF WOODLAND SPRINGS W-102-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,670

Percent Complete: 100%

Land Sqft^{*}: 5,524

Land Acres^{*}: 0.1268

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:

ZARCO MONTSEERRAT

HARNAN HUBERT J

Primary Owner Address:

13291 ROANOKE RD W

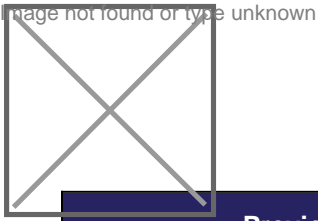
ROANOKE, TX 76262

Deed Date: 11/13/2015

Deed Volume:

Deed Page:

Instrument: [D215276240](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARNAN HUBERT J;ZARCO MONSTERRAT	11/13/2015	D215261739		
RODRIGUEZ;RODRIGUEZ FRANCISCO	6/17/2008	D208237241	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	\$262,621	\$70,000	\$332,621	\$332,621
2024	\$262,621	\$70,000	\$332,621	\$332,621
2023	\$262,296	\$70,000	\$332,296	\$332,296
2022	\$235,079	\$50,000	\$285,079	\$285,079
2021	\$190,490	\$50,000	\$240,490	\$240,490
2020	\$171,639	\$50,000	\$221,639	\$221,639

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.