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Address: [1181 DURANGO SPRINGS DR](#)
City: FORT WORTH
Georeference: 39983-4-15
Subdivision: SPRING RANCH ADDITION
Neighborhood Code: 2Z300D

Latitude: 32.9619031966
Longitude: -97.3860254745
TAD Map: 2030-468
MAPSCO: TAR-005Y



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

PROPERTY DATA

Legal Description: SPRING RANCH ADDITION
Block 4 Lot 15

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- NORTHWEST ISD (911)

State Code: A

Year Built: 2008

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 41049756

Site Name: SPRING RANCH ADDITION-4-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,989

Percent Complete: 100%

Land Sqft^{*}: 23,000

Land Acres^{*}: 0.5280

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

RODRIGUEZ FRANK J
RODRIGUEZ VICTORIA

Primary Owner Address:

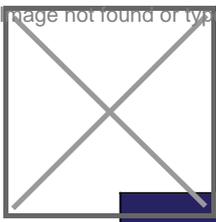
1181 DURANGO SPRINGS DR
FORT WORTH, TX 76052

Deed Date: 6/21/2021

Deed Volume:

Deed Page:

Instrument: [D222017247 CWD](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
EDDY CARRI;EDDY JASON	1/29/2016	D216020751		
INNIS DEBORAH P;INNIS JAMES W	4/15/2009	D209106543	0000000	0000000
BAILEE DEVELOPERS LP	9/12/2006	D206288339	0000000	0000000
BD DEVELOPMENT LP	1/1/2006	00000000000000	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	\$465,010	\$150,000	\$615,010	\$615,010
2024	\$465,010	\$150,000	\$615,010	\$615,010
2023	\$558,866	\$135,000	\$693,866	\$691,305
2022	\$528,459	\$100,000	\$628,459	\$628,459
2021	\$439,739	\$100,000	\$539,739	\$526,264
2020	\$378,422	\$100,000	\$478,422	\$478,422

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.