



Address: [3509 DURANGO ROOT CT](#)
City: FORT WORTH
Georeference: 44715T-109-10
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.9531247634
Longitude: -97.2852565954
TAD Map: 2060-464
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 109 Lot 10

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: 2012
Personal Property Account: N/A
Agent: OWNWELL INC (12140)
Notice Sent Date: 4/15/2025
Notice Value: \$320,652
Protest Deadline Date: 5/24/2024

Site Number: 41490363
Site Name: VILLAGES OF WOODLAND SPRINGS W-109-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 1,588
Percent Complete: 100%
Land Sqft*: 5,611
Land Acres*: 0.1288
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:
MAY EDMUND YUAN
KONG BIN
Primary Owner Address:
3509 DURANGO ROOT CT
KELLER, TX 76244

Deed Date: 5/3/2022
Deed Volume:
Deed Page:
Instrument: [D222115056](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAY EDMUND YUAN;MAY KELLY KONG	8/7/2018	D218174732		
ELLIOT JANNA LYN	5/8/2018	D218098939		
ELLIOTT JANNA;ELLIOTT MICHAEL C	7/27/2012	D212186906	0000000	0000000
LENNAR HOMES TEXAS LAND & CONS	10/8/2010	D210251473	0000000	0000000
ONE PRAIRIE MEADOWS LTD	1/1/2009	0000000000000000	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	\$201,592	\$70,000	\$271,592	\$271,592
2024	\$250,652	\$70,000	\$320,652	\$308,801
2023	\$255,247	\$70,000	\$325,247	\$280,728
2022	\$224,420	\$50,000	\$274,420	\$255,207
2021	\$182,006	\$50,000	\$232,006	\$232,006
2020	\$167,123	\$50,000	\$217,123	\$217,123

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.