



## LOCATION

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**Address:** [12229 DURANGO ROOT DR](#)

**City:** FORT WORTH

**Georeference:** 44715T-100-22

**Subdivision:** VILLAGES OF WOODLAND SPRINGS W

**Neighborhood Code:** 3K600B

**Latitude:** 32.950403259

**Longitude:** -97.2845485246

**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

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**Legal Description:** VILLAGES OF WOODLAND  
SPRINGS W Block 100 Lot 22

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**Site Number:** 40678822

**Site Name:** VILLAGES OF WOODLAND SPRINGS W-100-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,508

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**Pool:** N

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

<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

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**Current Owner:**

GHAN JONAH

NUEVA DANS ALLYSSA BLANCHE

**Primary Owner Address:**

12229 DURANGO ROOT DR  
FORT WORTH, TX 76244

**Deed Date:** 6/7/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224101307](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GHAN JONAH	12/11/2020	<a href="#">D220329845</a>		
CARO JORGE;CARO PATRICIA	6/17/2011	<a href="#">D211148222</a>	0000000	0000000
ALLEN CHERYL R;ALLEN ROBERT P	7/5/2006	<a href="#">D206213105</a>	0000000	0000000
RAH OF TEXAS LP	1/31/2005	<a href="#">D205043644</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	\$0	\$0	\$0	\$0
2024	\$342,604	\$70,000	\$412,604	\$395,989
2023	\$348,996	\$70,000	\$418,996	\$359,990
2022	\$306,289	\$50,000	\$356,289	\$327,264
2021	\$247,513	\$50,000	\$297,513	\$297,513
2020	\$226,889	\$50,000	\$276,889	\$276,889

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.