



LOCATION

Address: [12305 DURANGO ROOT DR](#)

City: FORT WORTH

Georeference: 44715T-100-28

Subdivision: VILLAGES OF WOODLAND SPRINGS W

Neighborhood Code: 3K600B

Latitude: 32.9512064257

Longitude: -97.2847252182

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 100 Lot 28

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: 2008

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40973719

Site Name: VILLAGES OF WOODLAND SPRINGS W-100-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,845

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

MURNAHAN BRIAN L

Primary Owner Address:

12305 DURANGO ROOT DR
KELLER, TX 76244

Deed Date: 8/18/2016

Deed Volume:

Deed Page:

Instrument: [D216193785](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LIANG WANLIN;LIANG ZHONGYAN	6/30/2008	D208256754	0000000	0000000
LENNAR HOMES OF TEXAS	6/29/2008	D208256753	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	\$0	\$0	\$0	\$0
2024	\$299,858	\$70,000	\$369,858	\$369,858
2023	\$305,421	\$70,000	\$375,421	\$375,421
2022	\$268,200	\$50,000	\$318,200	\$318,200
2021	\$216,982	\$50,000	\$266,982	\$266,982
2020	\$199,010	\$50,000	\$249,010	\$249,010

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.