



LOCATION

Address: [12321 DURANGO ROOT DR](#)

City: FORT WORTH

Georeference: 44715T-100-32

Subdivision: VILLAGES OF WOODLAND SPRINGS W

Neighborhood Code: 3K600B

Latitude: 32.9516651501

Longitude: -97.2850844609

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 32

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: 2009

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40973751

Site Name: VILLAGES OF WOODLAND SPRINGS W-100-32

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,836

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:

SAPKOTA BIKASH

Primary Owner Address:

12321 DURANGO ROOT DR
KELLER, TX 76244

Deed Date: 7/21/2022

Deed Volume:

Deed Page:

Instrument: [D222185722](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUGAN KATHRYN L	4/25/2009	D209113917	0000000	0000000
LENNAR HOMES TEXAS LAND & CONS	4/24/2009	D209113916	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	11/15/2006	D206365174	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	\$300,927	\$70,000	\$370,927	\$370,927
2023	\$285,000	\$70,000	\$355,000	\$355,000
2022	\$269,196	\$50,000	\$319,196	\$319,196
2021	\$217,870	\$50,000	\$267,870	\$267,870
2020	\$199,859	\$50,000	\$249,859	\$249,859

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.