

## LOCATION

---

**Address:** [12401 DURANGO ROOT DR](#)

**City:** FORT WORTH

**Georeference:** 44715T-110-1

**Subdivision:** VILLAGES OF WOODLAND SPRINGS W

**Neighborhood Code:** 3K600B

**Latitude:** 32.9523138476

**Longitude:** -97.2856029774

**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 110 Lot 1

**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:** None

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

**Site Number:** 41490509

**Site Name:** VILLAGES OF WOODLAND SPRINGS W-110-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,808

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,168

**Land Acres<sup>\*</sup>:** 0.1415

**Pool:** N

<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

---

**Current Owner:**

BHATTARAI SANJIV

**Primary Owner Address:**

3740 HEATHER MEADOWS DR  
FORT WORTH, TX 76244

**Deed Date:** 8/31/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216203672](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KARA PHILLIP M;KARA STEPHANIE A	3/19/2013	<a href="#">D213070738</a>	0000000	0000000
LENNAR HOMES OF TX SALES & MKT	3/18/2013	<a href="#">D213070737</a>	0000000	0000000
LENNAR HOMES TEXAS LAND & CONS	10/8/2010	<a href="#">D210251473</a>	0000000	0000000
ONE PRAIRIE MEADOWS LTD	1/1/2009	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	\$286,000	\$70,000	\$356,000	\$356,000
2023	\$276,000	\$70,000	\$346,000	\$346,000
2022	\$269,700	\$50,000	\$319,700	\$319,700
2021	\$217,610	\$50,000	\$267,610	\$254,826
2020	\$181,660	\$50,000	\$231,660	\$231,660

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.