



**Address:** [11760 HICKS AVONDALE SCHOOL RD](#)  
**City:** FORT WORTH  
**Georeference:** A1111-1A  
**Subdivision:** M E P & P R R CO SURVEY  
**Neighborhood Code:** 2N300A

**Latitude:** 32.9407055985  
**Longitude:** -97.4060193102  
**TAD Map:** 2024-460  
**MAPSCO:** TAR-019E



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** M E P & P R R CO SURVEY  
Abstract 1111 Tract 1A

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** D1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00320)

**Protest Deadline Date:** 8/16/2024

**Site Number:** 80876096

**Site Name:** RIGHLY, JAMES SURVEY 1268 9A

**Site Class:** ResAg - Residential - Agricultural

**Parcels:** 3

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 820,278

**Land Acres<sup>\*</sup>:** 18.8310

**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:**

KNOX STREET PARTNERS NO 14 LTD

**Primary Owner Address:**

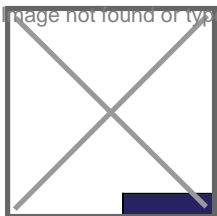
3001 KNOX ST STE 405  
DALLAS, TX 75205

**Deed Date:** 11/16/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215257357](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
JASON LAND PARTNERS LTD	5/12/2014	<a href="#">D214096672</a>	0000000	0000000
JASON DEVELOPMENT CO INC	12/19/2001	00153460000307	0015346	0000307
JASONVILLE INVESTMENT CORP	12/11/1986	00087770001979	0008777	0001979
GRAY RICHARD A TR JR	7/29/1985	00082580000077	0008258	0000077
ATKINS E L TR	1/24/1985	00080680001457	0008068	0001457
JENKINS GARRETT	12/31/1900	00000000000000	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	\$0	\$488,310	\$488,310	\$1,469
2023	\$0	\$488,310	\$488,310	\$1,563
2022	\$0	\$488,310	\$488,310	\$1,525
2021	\$0	\$488,310	\$488,310	\$1,563
2020	\$0	\$488,310	\$488,310	\$1,601

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

- AGRICULTURAL 1D1 23.51

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.