



Address: [1917 FLORANCE ANN LN](#)
City: TARRANT COUNTY
Georeference: 1353-1-9
Subdivision: AVONDALE RANCH ADDITION
Neighborhood Code: 2Z300E

Latitude: 32.9647478432
Longitude: -97.402929028
TAD Map: 2024-472
MAPSCO: TAR-005W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: AVONDALE RANCH ADDITION
Block 1 Lot 9 & 10

Jurisdictions:
TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)
State Code: A
Year Built: 2001
Personal Property Account: N/A
Agent: PROPERTY TAX PROTEST (00795)
Notice Sent Date: 4/15/2025
Notice Value: \$569,496
Protest Deadline Date: 5/24/2024

Site Number: 07726589
Site Name: AVONDALE RANCH ADDITION-1-9-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,940
Percent Complete: 100%
Land Sqft^{*}: 97,138
Land Acres^{*}: 2.2299
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:
CHAMPLIN GARY M
CHAMPLIN PEGGY J
Primary Owner Address:
1917 FLORANCE ANN LN
HASLET, TX 76052-3259

Deed Date: 8/4/2002
Deed Volume: 0015877
Deed Page: 0000180
Instrument: 00158770000180

Previous Owners	Date	Instrument	Deed Volume	Deed Page
INDEPENDENCE CUSTOM HOMES INC	8/3/2002	00158770000178	0015877	0000178
GARY PANNO INC	10/1/2001	00151750000063	0015175	0000063
AVONDALE RANCH LTD	1/1/2001	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 ⁺
2025	\$365,111	\$129,200	\$494,311	\$494,311
2024	\$440,296	\$129,200	\$569,496	\$559,783
2023	\$433,800	\$99,200	\$533,000	\$508,894
2022	\$426,004	\$89,200	\$515,204	\$462,631
2021	\$331,374	\$89,200	\$420,574	\$420,574
2020	\$331,374	\$89,200	\$420,574	\$420,574

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.