



Address: [1901 FLORANCE ANN LN](#)
City: TARRANT COUNTY
Georeference: 1353-1-12
Subdivision: AVONDALE RANCH ADDITION
Neighborhood Code: 2Z300E

Latitude: 32.9646297194
Longitude: -97.4016616643
TAD Map: 2030-472
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 12

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: None

Protest Deadline Date: 5/24/2024

Site Number: 07726600

Site Name: AVONDALE RANCH ADDITION-1-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,327

Percent Complete: 100%

Land Sqft^{*}: 43,560

Land Acres^{*}: 1.0000

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:

HICKMAN DONALD
HICKMAN CARLANNE

Primary Owner Address:

1901 FLORANCE ANN LN
HASLET, TX 76052-3259

Deed Date: 3/14/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208100332](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARNES JAMES R	5/16/2005	000000000000000	0000000	0000000
HAYTER RANDY L	7/31/2002	001586800000040	0015868	0000040
POLO CUSTOM HOMES INC	6/15/2001	00149690000111	0014969	0000111
AVONDALE RANCH LTD	1/1/2001	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	\$402,962	\$120,000	\$522,962	\$522,962
2024	\$402,962	\$120,000	\$522,962	\$522,962
2023	\$404,912	\$90,000	\$494,912	\$479,134
2022	\$406,863	\$80,000	\$486,863	\$435,576
2021	\$315,978	\$80,000	\$395,978	\$395,978
2020	\$317,534	\$80,000	\$397,534	\$397,534

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.