



**Address:** [12901 TAYLOR FRANCES LN](#)  
**City:** TARRANT COUNTY  
**Georeference:** 1353-1-15  
**Subdivision:** AVONDALE RANCH ADDITION  
**Neighborhood Code:** 2Z300E

**Latitude:** 32.9638219813  
**Longitude:** -97.4006779316  
**TAD Map:** 2030-468  
**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 15

**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:** 07726635  
**Site Name:** AVONDALE RANCH ADDITION-1-15  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,577  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 62,726  
**Land Acres<sup>\*</sup>:** 1.4399  
**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:**  
BROWN ELIZABETH G  
**Primary Owner Address:**  
12901 TAYLOR FRANCES LN  
HASLET, TX 76052-3245

**Deed Date:** 11/16/2013  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROWN ARTHUR W EST;BROWN ELIZAB	8/7/2001	00150870000422	0015087	0000422
S T S CONSTSRUCTION INC	3/19/2001	00147880000334	0014788	0000334
AVONDALE RANCH LTD	1/1/2001	000000000000000	0000000	0000000



## VALUES

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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	\$411,762	\$137,600	\$549,362	\$549,362
2024	\$411,762	\$137,600	\$549,362	\$549,362
2023	\$413,755	\$107,600	\$521,355	\$503,943
2022	\$415,749	\$97,600	\$513,349	\$458,130
2021	\$318,882	\$97,600	\$416,482	\$416,482
2020	\$320,403	\$97,600	\$418,003	\$418,003

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

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- 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.