



Address: [13109 TAYLOR FRANCES LN](#)
City: TARRANT COUNTY
Georeference: 1353-2-11
Subdivision: AVONDALE RANCH ADDITION
Neighborhood Code: 2Z300E

Latitude: 32.9667128521
Longitude: -97.4010177206
TAD Map: 2030-472
MAPSCO: TAR-005S



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 2 Lot 11

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

Notice Sent Date: 5/1/2025

Notice Value: \$622,755

Protest Deadline Date: 5/24/2024

Site Number: 07726759

Site Name: AVONDALE RANCH ADDITION-2-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,067

Percent Complete: 100%

Land Sqft^{*}: 45,302

Land Acres^{*}: 1.0399

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

BAKALYAR NICHOLAS
BAKALYAR KELSI

Primary Owner Address:

13109 TAYLOR FRANCES LN
HASLET, TX 76052

Deed Date: 12/1/2016

Deed Volume:

Deed Page:

Instrument: [D217003137](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEAVER CHRISTINA;WEAVER RICKY	3/7/2003	00164950000077	0016495	0000077
POLO CUSTOM HOMES INC	6/15/2001	00149690000105	0014969	0000105
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	\$468,400	\$121,600	\$590,000	\$590,000
2024	\$501,155	\$121,600	\$622,755	\$585,640
2023	\$501,624	\$91,600	\$593,224	\$532,400
2022	\$493,983	\$81,600	\$575,583	\$484,000
2021	\$358,400	\$81,600	\$440,000	\$440,000
2020	\$358,400	\$81,600	\$440,000	\$440,000

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.