



Address: [1900 FLORANCE ANN LN](#)
City: TARRANT COUNTY
Georeference: 1353-2-14
Subdivision: AVONDALE RANCH ADDITION
Neighborhood Code: 2Z300E

Latitude: 32.9656020906
Longitude: -97.4016662805
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 14

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: 7/12/2024

Site Number: 07726783
Site Name: AVONDALE RANCH ADDITION-2-14
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,311
Percent Complete: 100%
Land Sqft^{*}: 45,738
Land Acres^{*}: 1.0500
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:
SEPANSKI ASHLEY FERGUSON
SEPANSKI ROBERT CHARLES
Primary Owner Address:
1900 FLORANCE ANN LN
HASLET, TX 76052

Deed Date: 3/10/2023
Deed Volume:
Deed Page:
Instrument: [D223039853](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAVIS GEORGIA;DAVIS JASON C	3/4/2011	D211052939	0000000	0000000
DANCY DEANNA M;DANCY SCOTT G	6/7/2002	00157400000059	0015740	0000059
WALLING CONSTRUCTION LTD	6/15/2001	00149650000464	0014965	0000464
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	\$399,170	\$122,000	\$521,170	\$521,170
2024	\$399,170	\$122,000	\$521,170	\$521,170
2023	\$401,152	\$92,000	\$493,152	\$214,327
2022	\$403,134	\$82,000	\$485,134	\$194,843
2021	\$313,328	\$82,000	\$395,328	\$177,130
2020	\$314,872	\$82,000	\$396,872	\$161,027

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.