



**Address:** [1800 FLORANCE ANN LN](#)  
**City:** TARRANT COUNTY  
**Georeference:** 1353-2-16  
**Subdivision:** AVONDALE RANCH ADDITION  
**Neighborhood Code:** 2Z300E

**Latitude:** 32.9655809059  
**Longitude:** -97.400747647  
**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 16

**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:** 2002

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$455,435

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07726805

**Site Name:** AVONDALE RANCH ADDITION-2-16

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,406

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 45,302

**Land Acres<sup>\*</sup>:** 1.0399

**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:**

RIVAS LUIS LOPEZ  
LOPEZ MARIA

**Primary Owner Address:**

1800 FLORANCE ANN LN  
HASLET, TX 76052

**Deed Date:** 10/14/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224187111](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON ELIZABET;JOHNSON WILLIAM	4/23/2012	<a href="#">D212099347</a>	0000000	0000000
HENRY JOHN M;HENRY SHARON L	4/16/2003	00166140000026	0016614	0000026
BLACK BRAD	10/16/2001	00152070000334	0015207	0000334
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 <sup>+</sup>
2025	\$333,835	\$121,600	\$455,435	\$455,435
2024	\$333,835	\$121,600	\$455,435	\$455,435
2023	\$379,335	\$91,600	\$470,935	\$463,106
2022	\$392,726	\$81,600	\$474,326	\$421,005
2021	\$301,132	\$81,600	\$382,732	\$382,732
2020	\$302,561	\$81,600	\$384,161	\$352,000

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

There are no exemptions for this property

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.