



**Address:** [13216 TAYLOR FRANCES LN](#)  
**City:** TARRANT COUNTY  
**Georeference:** 1353-3-1  
**Subdivision:** AVONDALE RANCH ADDITION  
**Neighborhood Code:** 2Z300E

**Latitude:** 32.9685637195  
**Longitude:** -97.3998384445  
**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 3 Lot 1

**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:** 2003

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$666,000

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

**Site Number:** 07726813

**Site Name:** AVONDALE RANCH ADDITION-3-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,329

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 47,044

**Land Acres<sup>\*</sup>:** 1.0799

**Pool:** Y

<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:**

GUTIERREZ PEDRO  
GUTIERREZ EVA

**Primary Owner Address:**

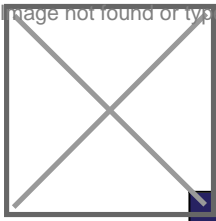
13216 TAYLOR FRANCES LN  
HASLET, TX 76052

**Deed Date:** 9/19/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217218364](#)



| Previous Owners    | Date      | Instrument                 | Deed Volume | Deed Page |
|--------------------|-----------|----------------------------|-------------|-----------|
| JOYCE KURT         | 8/27/2004 | <a href="#">D204285838</a> | 0000000     | 0000000   |
| S C C HOMES LTD    | 7/16/2003 | <a href="#">D203261958</a> | 0016953     | 0000218   |
| 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$516,800          | \$123,200   | \$640,000    | \$640,000                    |
| 2024 | \$542,800          | \$123,200   | \$666,000    | \$638,880                    |
| 2023 | \$541,800          | \$93,200    | \$635,000    | \$580,800                    |
| 2022 | \$538,300          | \$83,200    | \$621,500    | \$528,000                    |
| 2021 | \$396,800          | \$83,200    | \$480,000    | \$480,000                    |
| 2020 | \$395,600          | \$83,200    | \$478,800    | \$478,800                    |

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)
- DISABLED VET 70 to 99 PCT 11.22

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.