



**Address:** [12900 TAYLOR FRANCES LN](#)  
**City:** TARRANT COUNTY  
**Georeference:** 1353-3-14  
**Subdivision:** AVONDALE RANCH ADDITION  
**Neighborhood Code:** 2Z300E

**Latitude:** 32.9636261216  
**Longitude:** -97.3996950638  
**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 3 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:** 2002  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07726953  
**Site Name:** AVONDALE RANCH ADDITION-3-14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,442  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 40,510  
**Land Acres<sup>\*</sup>:** 0.9299  
**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:**  
GRIFFIN JOHN R  
GRIFFIN MICHAEL R  
**Primary Owner Address:**  
12900 TAYLOR FRANCES LN  
HASLET, TX 76052-3244

**Deed Date:** 6/12/2003  
**Deed Volume:** 0016814  
**Deed Page:** 0000297  
**Instrument:** 00168140000297

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D PROCTOR ENT INC & 47 FISH IN	10/28/2001	00152050000164	0015205	0000164
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	\$455,179	\$111,600	\$566,779	\$566,779
2024	\$455,179	\$111,600	\$566,779	\$566,779
2023	\$457,162	\$83,700	\$540,862	\$521,275
2022	\$449,145	\$74,400	\$523,545	\$473,886
2021	\$356,405	\$74,400	\$430,805	\$430,805
2020	\$329,065	\$74,400	\$403,465	\$403,465

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.