



Address: [13317 HICKORY CREEK DR](#)
City: TARRANT COUNTY
Georeference: 1317-A-3
Subdivision: AVONDALE FARMS ADDITION
Neighborhood Code: 2Z3001

Latitude: 32.969695661
Longitude: -97.4099674965
TAD Map: 2024-472
MAPSCO: TAR-004V



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: AVONDALE FARMS ADDITION
Block A Lot 3

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: 5/1/2025

Notice Value: \$451,705

Protest Deadline Date: 5/24/2024

Site Number: 07764979

Site Name: AVONDALE FARMS ADDITION-A-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,114

Percent Complete: 100%

Land Sqft^{*}: 50,094

Land Acres^{*}: 1.1500

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:

MANTHORNE MARK S
NADEAU TRACY A

Primary Owner Address:

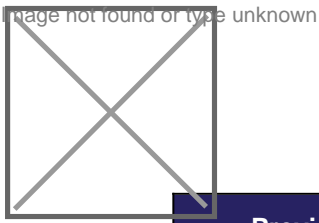
13317 HICKORY CREEK DR
HASLET, TX 76052

Deed Date: 1/30/2015

Deed Volume:

Deed Page:

Instrument: [D215022822](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NADEAU TRACY ETAL	6/27/2002	00157900000201	0015790	0000201
GOFF HOMES INC	9/12/2001	00151580000271	0015158	0000271
JLL DEVELOPMENT VIII LP	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	\$325,705	\$126,000	\$451,705	\$439,781
2024	\$325,705	\$126,000	\$451,705	\$399,801
2023	\$335,893	\$96,000	\$431,893	\$363,455
2022	\$244,414	\$86,000	\$330,414	\$330,414
2021	\$245,580	\$86,000	\$331,580	\$331,580
2020	\$246,747	\$86,000	\$332,747	\$332,747

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 100 PCT 11.131
- 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.