



Address: [13425 HICKORY CREEK DR](#)
City: TARRANT COUNTY
Georeference: 1317-A-7
Subdivision: AVONDALE FARMS ADDITION
Neighborhood Code: 2Z3001

Latitude: 32.9715105441
Longitude: -97.4098928544
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 7

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
Notice Sent Date: 4/15/2025
Notice Value: \$419,466
Protest Deadline Date: 5/24/2024

Site Number: 07765010
Site Name: AVONDALE FARMS ADDITION-A-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,788
Percent Complete: 100%
Land Sqft^{*}: 46,174
Land Acres^{*}: 1.0600
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:
BERKOBEN KAREN
Primary Owner Address:
13425 HICKORY CREEK DR
HASLET, TX 76052-2429

Deed Date: 2/24/2012
Deed Volume:
Deed Page:
Instrument: [D215123819](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BERKOBEN EDWARD;BERKOBEN KAREN	2/27/2002	00155050000294	0015505	0000294
GOFF HOMES INC	11/19/2001	00152860000197	0015286	0000197
JLL DEVELOPMENT VIII LP	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 ⁺
2025	\$297,066	\$122,400	\$419,466	\$406,479
2024	\$297,066	\$122,400	\$419,466	\$369,526
2023	\$306,359	\$92,400	\$398,759	\$335,933
2022	\$222,994	\$82,400	\$305,394	\$305,394
2021	\$224,063	\$82,400	\$306,463	\$306,463
2020	\$225,133	\$82,400	\$307,533	\$307,533

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.