



**Address:** [12900 FRANCES ANN CT](#)  
**City:** TARRANT COUNTY  
**Georeference:** 1353-1-20  
**Subdivision:** AVONDALE RANCH ADDITION  
**Neighborhood Code:** 2Z300E

**Latitude:** 32.9639566069  
**Longitude:** -97.4019744806  
**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 1 Lot 20  
**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  
**Agent:** OOWNWELL INC (12140)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07865732  
**Site Name:** AVONDALE RANCH ADDITION-1-20  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,808  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 44,823  
**Land Acres<sup>\*</sup>:** 1.0289  
**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:**  
TAYLOR ANGELO  
TAYLOR GLENDA  
**Primary Owner Address:**  
12900 FRANCES ANN CT  
HASLET, TX 76052

**Deed Date:** 12/27/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219009026](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GILLILAND B;GILLILAND DOUGLAS B	10/16/2002	00161470000292	0016147	0000292
AVONDALE RANCH LTD	1/1/2001	00000000000000	0000000	0000000



## VALUES

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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	\$479,292	\$121,160	\$600,452	\$600,452
2024	\$479,292	\$121,160	\$600,452	\$600,452
2023	\$481,520	\$91,160	\$572,680	\$572,680
2022	\$483,748	\$81,160	\$564,908	\$564,908
2021	\$343,455	\$81,160	\$424,615	\$424,615
2020	\$345,086	\$81,160	\$426,246	\$426,246

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

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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.