



Address: [12875 FRANCES ANN CT](#)
City: TARRANT COUNTY
Georeference: 1353-1-21
Subdivision: AVONDALE RANCH ADDITION
Neighborhood Code: 2Z300E

Latitude: 32.9637606092
Longitude: -97.4025399345
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 21

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 07865740

Site Name: AVONDALE RANCH ADDITION-1-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,923

Percent Complete: 100%

Land Sqft^{*}: 54,450

Land Acres^{*}: 1.2500

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

DUCKWORTH STEPHEN

RODRIGUEZ GLORIA L

Primary Owner Address:

12875 FRANCES ANN CT

HASLET, TX 76052

Deed Date: 6/20/2019

Deed Volume:

Deed Page:

Instrument: [D219133754](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GIBSON JENIFER;GIBSON JOHN	4/9/2015	D215077073		
GIBSON JENNIFER;GIBSON JOHN A	9/28/2007	D207354439	0000000	0000000
DOWDY LINDSEY	12/19/2005	D205379915	0000000	0000000
PETERSON DAVID B	3/25/2004	D204090901	0000000	0000000
PETERSON DAVID B;PETERSON WENDY J	5/8/2003	00166940000201	0016694	0000201
S T S CONSTRUCTION INC	11/5/2002	00161240000169	0016124	0000169
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 ⁺
2025	\$391,574	\$130,000	\$521,574	\$521,574
2024	\$456,038	\$130,000	\$586,038	\$586,038
2023	\$527,085	\$100,000	\$627,085	\$534,744
2022	\$396,131	\$90,000	\$486,131	\$486,131
2021	\$396,131	\$90,000	\$486,131	\$486,131
2020	\$409,900	\$90,000	\$499,900	\$499,900

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.