



Address: [12800 FRANCES ANN CT](#)
City: TARRANT COUNTY
Georeference: 1353-4-4
Subdivision: AVONDALE RANCH ADDITION
Neighborhood Code: 2Z300E

Latitude: 32.9612932734
Longitude: -97.4014720556
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 4 Lot 4

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: 07865813

Site Name: AVONDALE RANCH ADDITION-4-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,663

Percent Complete: 100%

Land Sqft^{*}: 49,615

Land Acres^{*}: 1.1390

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:

GILBERT MATTHEW C

GILBERT MARGO

Primary Owner Address:

12800 FRANCES ANN CT
HASLET, TX 76052

Deed Date: 10/13/2015

Deed Volume:

Deed Page:

Instrument: [D215236878](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CUNNINGHAM MAX;CUNNINGHAM SUZANNE	5/30/2003	00168030000183	0016803	0000183
MASTERPIECE PROPERTIES LP	3/21/2002	00155900000055	0015590	0000055
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	\$404,122	\$125,560	\$529,682	\$529,682
2024	\$404,122	\$125,560	\$529,682	\$529,682
2023	\$470,403	\$95,560	\$565,963	\$514,250
2022	\$462,552	\$85,560	\$548,112	\$467,500
2021	\$339,440	\$85,560	\$425,000	\$425,000
2020	\$339,440	\$85,560	\$425,000	\$425,000

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 30 to 49 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.