



Address: [12768 FRANCES ANN CT](#)
City: TARRANT COUNTY
Georeference: 1353-4-6
Subdivision: AVONDALE RANCH ADDITION
Neighborhood Code: 2Z300E

Latitude: 32.9600848877
Longitude: -97.4014855058
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 6

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: 2005

Personal Property Account: N/A

Agent: GOODRICH REALTY CONSULTING (00974)

Notice Sent Date: 4/15/2025

Notice Value: \$630,982

Protest Deadline Date: 5/24/2024

Site Number: 07865848

Site Name: AVONDALE RANCH ADDITION-4-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,023

Percent Complete: 100%

Land Sqft^{*}: 48,787

Land Acres^{*}: 1.1199

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:

DENTON DIXIE K
DENTON DOUGLAS

Primary Owner Address:

12768 FRANCES ANN CT
HASLET, TX 76052-3311

Deed Date: 3/31/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205098653](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ENDEAVOUR INC	10/22/2004	D204344692	0000000	0000000
CORNERSTONE CONSTRUCTION & REM	4/3/2003	00165730000273	0016573	0000273
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	\$506,182	\$124,800	\$630,982	\$630,982
2024	\$506,182	\$124,800	\$630,982	\$590,227
2023	\$508,442	\$94,800	\$603,242	\$536,570
2022	\$500,704	\$84,800	\$585,504	\$487,791
2021	\$358,646	\$84,800	\$443,446	\$443,446
2020	\$358,646	\$84,800	\$443,446	\$443,446

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.