



Address: [12785 TAYLOR FRANCES LN](#)
City: TARRANT COUNTY
Georeference: 1353-4-13
Subdivision: AVONDALE RANCH ADDITION
Neighborhood Code: 2Z300E

Latitude: 32.9606831825
Longitude: -97.4007505869
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 13

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: 2003
Personal Property Account: N/A
Agent: OCONNOR & ASSOCIATES (00436)
Notice Sent Date: 4/15/2025
Notice Value: \$584,382
Protest Deadline Date: 5/24/2024

Site Number: 07865880
Site Name: AVONDALE RANCH ADDITION-4-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,790
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:
DAVIS JOHN C
DAVIS ROBYN N
Primary Owner Address:
12785 TAYLOR FRANCES LN
HASLET, TX 76052-3287

Deed Date: 2/3/2003
Deed Volume: 0016375
Deed Page: 0000314
Instrument: 00163750000314

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AVONDALE RANCH LTD	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	\$436,207	\$124,800	\$561,007	\$561,007
2024	\$459,582	\$124,800	\$584,382	\$572,329
2023	\$451,933	\$94,800	\$546,733	\$520,299
2022	\$475,802	\$84,800	\$560,602	\$472,999
2021	\$345,199	\$84,800	\$429,999	\$429,999
2020	\$345,199	\$84,800	\$429,999	\$429,999

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.