



**Address:** [12801 TAYLOR FRANCES LN](#)  
**City:** TARRANT COUNTY  
**Georeference:** 1353-4-14  
**Subdivision:** AVONDALE RANCH ADDITION  
**Neighborhood Code:** 2Z300E

**Latitude:** 32.961288592  
**Longitude:** -97.4007411941  
**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 14

**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:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07865899

**Site Name:** AVONDALE RANCH ADDITION-4-14

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,622

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 48,787

**Land Acres<sup>\*</sup>:** 1.1199

**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:**

ROBERTS DESIREE

**Primary Owner Address:**

12801 TAYLOR FRANCES LN  
HASLET, TX 76052-3285

**Deed Date:** 9/30/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** 142-16-143849

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROBERTS CHRISTOPHER EST;ROBERTS DESIREE	9/9/2016	<a href="#">D216291705</a>		
ROBERTS CHRISTOPHER;ROBERTS M	7/16/2004	<a href="#">D204229843</a>	0000000	0000000
CORNERSTONE CONST & REMODEL	2/25/2003	00164460000322	0016446	0000322
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 <sup>+</sup>
2025	\$420,779	\$124,800	\$545,579	\$545,579
2024	\$420,779	\$124,800	\$545,579	\$545,579
2023	\$422,796	\$94,800	\$517,596	\$496,454
2022	\$424,814	\$84,800	\$509,614	\$451,322
2021	\$325,493	\$84,800	\$410,293	\$410,293
2020	\$327,032	\$84,800	\$411,832	\$411,832

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.