



**Address:** [12800 TAYLOR FRANCES LN](#)  
**City:** TARRANT COUNTY  
**Georeference:** 1353-5-3  
**Subdivision:** AVONDALE RANCH ADDITION  
**Neighborhood Code:** 2Z300E

**Latitude:** 32.9613986184  
**Longitude:** -97.3997055736  
**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 5 Lot 3

**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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$813,255

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

**Site Number:** 07865929

**Site Name:** AVONDALE RANCH ADDITION-5-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,506

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 44,388

**Land Acres<sup>\*</sup>:** 1.0190

**Pool:** Y

<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:**

CARRILLO MARIO

**Primary Owner Address:**

12800 TAYLOR FRANCES LN  
HASLET, TX 76052

**Deed Date:** 7/31/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217181389](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANDERSON MIKE D;SANDERSON SHARON	10/11/2013	<a href="#">D213269463</a>	0000000	0000000
BAUER J PERULLO;BAUER MIRANDA	9/23/2009	<a href="#">D209259661</a>	0000000	0000000
AMASON BRYAN E;AMASON COURTNEY	9/12/2003	<a href="#">D203348834</a>	0017209	0000034
S T S CONSTRUCTION INC	4/9/2003	00165900000213	0016590	0000213
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	\$692,495	\$120,760	\$813,255	\$761,105
2024	\$692,495	\$120,760	\$813,255	\$691,914
2023	\$695,399	\$90,760	\$786,159	\$629,013
2022	\$688,303	\$80,760	\$769,063	\$571,830
2021	\$439,085	\$80,760	\$519,845	\$519,845
2020	\$441,065	\$80,760	\$521,825	\$521,825

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.