



Address: [12792 TAYLOR FRANCES LN](#)
City: TARRANT COUNTY
Georeference: 1353-5-4
Subdivision: AVONDALE RANCH ADDITION
Neighborhood Code: 2Z300E

Latitude: 32.9609751059
Longitude: -97.3997080712
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 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: 2003
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 07865937
Site Name: AVONDALE RANCH ADDITION-5-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,273
Percent Complete: 100%
Land Sqft^{*}: 44,388
Land Acres^{*}: 1.0190
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:
PEET REVOCABLE TRUST
Primary Owner Address:
12792 TAYLOR FRANCES LN
HASLET, TX 76052

Deed Date: 12/1/2015
Deed Volume:
Deed Page:
Instrument: [D215268554](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DZIAK ALAN SCOTT	5/23/2014	D214107069	0000000	0000000
WOMACK CYNTHIA L	3/4/2003	001647300000093	0016473	0000093
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	\$499,408	\$120,760	\$620,168	\$620,168
2024	\$499,408	\$120,760	\$620,168	\$620,168
2023	\$562,094	\$90,760	\$652,854	\$635,521
2022	\$547,196	\$80,760	\$627,956	\$577,746
2021	\$413,021	\$80,760	\$493,781	\$493,781
2020	\$414,879	\$80,760	\$495,639	\$495,639

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.