



Address: [12784 TAYLOR FRANCES LN](#)
City: TARRANT COUNTY
Georeference: 1353-5-5
Subdivision: AVONDALE RANCH ADDITION
Neighborhood Code: 2Z300E

Latitude: 32.9605640903
Longitude: -97.3997205055
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 5

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)

Notice Sent Date: 4/15/2025

Notice Value: \$631,861

Protest Deadline Date: 5/24/2024

Site Number: 07865945

Site Name: AVONDALE RANCH ADDITION-5-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,581

Percent Complete: 100%

Land Sqft^{*}: 44,388

Land Acres^{*}: 1.0190

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

YEE JOSHUA P

YEE STEPHANIE PAULUS

Primary Owner Address:

12784 TAYLOR FRANCES LN
HASLET, TX 76052-3288

Deed Date: 3/9/2018

Deed Volume:

Deed Page:

Instrument: [D218050942](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CASTRO BENIGNO;CASTRO PATRICIA	6/6/2003	00168060000135	0016806	0000135
BENT CREEK CUSTOM HOMES INC	1/17/2003	00163350000092	0016335	0000092
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	\$511,101	\$120,760	\$631,861	\$631,861
2024	\$511,101	\$120,760	\$631,861	\$628,753
2023	\$569,419	\$90,760	\$660,179	\$571,594
2022	\$531,944	\$80,760	\$612,704	\$519,631
2021	\$391,632	\$80,760	\$472,392	\$472,392
2020	\$391,632	\$80,760	\$472,392	\$472,392

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.