



**Address:** [12776 TAYLOR FRANCES LN](#)  
**City:** TARRANT COUNTY  
**Georeference:** 1353-5-6  
**Subdivision:** AVONDALE RANCH ADDITION  
**Neighborhood Code:** 2Z300E

**Latitude:** 32.9601552048  
**Longitude:** -97.3997228591  
**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 6

**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:** 2002

**Personal Property Account:** N/A

**Agent:** TARRANT PROPERTY TAX SERVICE (00065)

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

**Notice Value:** \$548,641

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

**Site Number:** 07865953

**Site Name:** AVONDALE RANCH ADDITION-5-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,506

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 45,259

**Land Acres<sup>\*</sup>:** 1.0390

**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:**

HUGHES JEFFERY  
HUGHES BRANDI

**Primary Owner Address:**

12776 TAYLOR FRANCES LN  
HASLET, TX 76052-3288

**Deed Date:** 6/7/2003

**Deed Volume:** 0016826

**Deed Page:** 0000323

**Instrument:** 00168260000323

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ENDEAVOR INC	11/4/2002	00161840000133	0016184	0000133
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 <sup>+</sup>
2025	\$345,440	\$121,560	\$467,000	\$467,000
2024	\$427,081	\$121,560	\$548,641	\$514,250
2023	\$442,726	\$91,560	\$534,286	\$467,500
2022	\$343,440	\$81,560	\$425,000	\$425,000
2021	\$343,440	\$81,560	\$425,000	\$425,000
2020	\$308,440	\$81,560	\$390,000	\$390,000

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.