



**Address:** [12768 TAYLOR FRANCES LN](#)  
**City:** TARRANT COUNTY  
**Georeference:** 1353-5-7  
**Subdivision:** AVONDALE RANCH ADDITION  
**Neighborhood Code:** 2Z300E

**Latitude:** 32.959720363  
**Longitude:** -97.3997307248  
**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 7

**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:** OOWNWELL INC (12140)

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

**Site Number:** 07865961

**Site Name:** AVONDALE RANCH ADDITION-5-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,297

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 44,823

**Land Acres<sup>\*</sup>:** 1.0289

**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:**

HPA BORROWER 2018-1 MS LLC

**Primary Owner Address:**

120 S RIVERSIDE PLZ STE 2000  
CHICAGO, IL 60606

**Deed Date:** 2/23/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218047587](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SER TEXAS LLC	9/4/2014	<a href="#">D214196857</a>		
CURTISS TREVOR A	12/22/2010	<a href="#">D210321569</a>	0000000	0000000
GREGG DAVID;GREGG LINDA	9/19/2005	<a href="#">D205286110</a>	0000000	0000000
HOUSEHOLD FINANCE CORP III	4/14/2005	<a href="#">D205132736</a>	0000000	0000000
MORTGAGE ELECTRONIC REGIS SYS	4/5/2005	<a href="#">D205101584</a>	0000000	0000000
KNITTLE BRENDA;KNITTLE R M JR	7/27/2004	<a href="#">D204257476</a>	0000000	0000000
ENDEAVOR INC	4/1/2003	001660300000078	0016603	0000078
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	\$407,411	\$121,160	\$528,571	\$528,571
2024	\$470,840	\$121,160	\$592,000	\$592,000
2023	\$499,794	\$91,160	\$590,954	\$590,954
2022	\$483,840	\$81,160	\$565,000	\$565,000
2021	\$368,839	\$81,160	\$449,999	\$449,999
2020	\$368,840	\$81,160	\$450,000	\$450,000

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

There are no exemptions for this property

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.