



Address: [12837 FRANCES ANN CT](#)
City: TARRANT COUNTY
Georeference: 1353-6-1
Subdivision: AVONDALE RANCH ADDITION
Neighborhood Code: 2Z300E

Latitude: 32.9626008229
Longitude: -97.4024648657
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 6 Lot 1

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
Protest Deadline Date: 5/24/2024

Site Number: 07865996
Site Name: AVONDALE RANCH ADDITION-6-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,632
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:
WILSON ERNEST B
WILSON MARY E
Primary Owner Address:
12837 FRANCES ANN CT
HASLET, TX 76052-3293

Deed Date: 8/20/2010
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D210208437](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FANNIE MAE	3/2/2010	D210051367	0000000	0000000
JONES RANDALL C;JONES VERNICE	12/3/2003	D203458627	0000000	0000000
ENDEAVOR INC	5/2/2003	00167270000012	0016727	0000012
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	\$423,714	\$120,760	\$544,474	\$544,474
2024	\$423,714	\$120,760	\$544,474	\$544,218
2023	\$425,746	\$90,760	\$516,506	\$494,744
2022	\$427,777	\$80,760	\$508,537	\$449,767
2021	\$328,119	\$80,760	\$408,879	\$408,879
2020	\$329,670	\$80,760	\$410,430	\$410,430

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.