



Address: [12813 FRANCES ANN CT](#)
City: TARRANT COUNTY
Georeference: 1353-6-3
Subdivision: AVONDALE RANCH ADDITION
Neighborhood Code: 2Z300E

Latitude: 32.961700409
Longitude: -97.402459757
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 3

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: None

Protest Deadline Date: 5/24/2024

Site Number: 07866011

Site Name: AVONDALE RANCH ADDITION-6-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,478

Percent Complete: 100%

Land Sqft^{*}: 45,259

Land Acres^{*}: 1.0390

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:

RIGGS JASON B

RIGGS SHARI J

Primary Owner Address:

12813 FRANCES ANN CT
HASLET, TX 76052

Deed Date: 9/11/2018

Deed Volume:

Deed Page:

Instrument: [D218202987](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOCHSTETLER RONALD E;ROCHSTETLER BRANDEN L	6/17/2016	D216138325		
RICE ALBA VILLAMI;RICE JOSEPH	9/20/2005	D205375101	0000000	0000000
HALL PATRICI;HALL WALTER J JR	9/18/2003	D203367447	0000000	0000000
MASTERPIECE PROPERTIES LP	3/21/2002	00155860000366	0015586	0000366
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	\$438,953	\$121,560	\$560,513	\$560,513
2024	\$438,953	\$121,560	\$560,513	\$560,513
2023	\$440,948	\$91,560	\$532,508	\$532,508
2022	\$432,943	\$81,560	\$514,503	\$514,503
2021	\$317,840	\$81,560	\$399,400	\$399,400
2020	\$317,840	\$81,560	\$399,400	\$399,400

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.