



Address: [12801 FRANCES ANN CT](#)
City: TARRANT COUNTY
Georeference: 1353-6-4
Subdivision: AVONDALE RANCH ADDITION
Neighborhood Code: 2Z300E

Latitude: 32.9612603716
Longitude: -97.4024633072
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 4

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

Notice Sent Date: 4/15/2025

Notice Value: \$607,050

Protest Deadline Date: 5/24/2024

Site Number: 07866038

Site Name: AVONDALE RANCH ADDITION-6-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,870

Percent Complete: 100%

Land Sqft^{*}: 44,823

Land Acres^{*}: 1.0289

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:

VODRY DYLAN CHASE
SEYMOUR HANNAH

Primary Owner Address:

12801 FRANCES ANN CT
HASLET, TX 76052

Deed Date: 9/12/2024

Deed Volume:

Deed Page:

Instrument: [D224163819](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GOODE CHRIS LYNNE HENDERSON;KLUCKING VICKI GAYLE HENDERSON;KRASNAN MELISSA LEIGH HENDERSON	7/9/2024	D224123075		
BELKNAP BARBARA ECHOLS	1/21/2024	D224052186		
BELKNAP BARBARA ECHOLS;KING FRED	7/28/2021	D221220501		
RIGGS ASHLEY A;RIGGS JAMES C	6/26/2018	D218142003		
SAVORY LISA C;SAVORY RANDOL E	2/17/2009	D209051251	0000000	0000000
LITTON LOAN SERVICING LP	11/4/2008	D208423252	0000000	0000000
ALDANA VERONICA	6/1/2006	D206178739	0000000	0000000
LOPEZ DEANNA;LOPEZ JAVIER	6/8/2005	00000000000000	0000000	0000000
TUYO JOHN F;TUYO LORI	11/6/2003	D203421813	0000000	0000000
MASTERPIECE PROPERTIES LP	7/19/2002	00158580000009	0015858	0000009
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	\$485,890	\$121,160	\$607,050	\$607,050
2024	\$485,890	\$121,160	\$607,050	\$607,050
2023	\$488,077	\$91,160	\$579,237	\$579,237
2022	\$480,262	\$81,160	\$561,422	\$561,422
2021	\$309,340	\$81,160	\$390,500	\$390,500
2020	\$309,340	\$81,160	\$390,500	\$390,500

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.