

Tarrant Appraisal District
Property Information | PDF

Account Number: 07866038

Address: 12801 FRANCES ANN CT

City: TARRANT COUNTY Georeference: 1353-6-4

Subdivision: AVONDALE RANCH ADDITION

Neighborhood Code: 2Z300E

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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

Latitude: 32.9612603716

**TAD Map:** 2030-468 **MAPSCO:** TAR-005W

Longitude: -97.4024633072

**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.

### 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** 

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



| Previous Owners  | Date      | Instrument      | Deed<br>Volume | Deed<br>Page |
|--|-----------|-----------------|----------------|--------------|
| GOODE CHRIS LYNNE HENDERSON;KLUCKING<br>VICKI GAYLE HENDERSON;KRASNAN MELISSA<br>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  | 000000000000000 | 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**

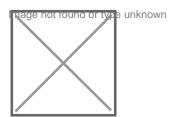
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

| 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        |

 $\label{property} \ \ \text{Pending indicates that the property record has not yet been completed for the indicated tax year.}$ 

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<sup>+</sup> 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.

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