



**Address:** [12580 BRIAR RD](#)  
**City:** TARRANT COUNTY  
**Georeference:** A1364-3H  
**Subdivision:** ROWLAND, JUD SURVEY  
**Neighborhood Code:** 2Y300A

**Latitude:** 32.9583309747  
**Longitude:** -97.5344892544  
**TAD Map:** 1988-468  
**MAPSCO:** TAR-001Y



This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** ROWLAND, JUD SURVEY  
Abstract 1364 Tract 3H

**Jurisdictions:**  
TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
AZLE ISD (915)

**State Code:** A

**Year Built:** 1971

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 04145887

**Site Name:** ROWLAND, JUD SURVEY-3H

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,947

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 348,480

**Land Acres<sup>\*</sup>:** 8.0000

**Pool:** N

<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:**  
HART JANICE GILL  
**Primary Owner Address:**  
12580 BRIAR RD  
AZLE, TX 76020-5230

**Deed Date:** 11/6/1993  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HART;HART JAMES EUGENE EST	12/31/1900	00072040001680	0007204	0001680

## 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	\$0	\$0	\$0	\$0
2024	\$191,123	\$187,500	\$378,623	\$378,623
2023	\$189,159	\$187,500	\$376,659	\$373,988
2022	\$192,489	\$147,500	\$339,989	\$339,989
2021	\$195,219	\$147,500	\$342,719	\$342,719
2020	\$250,566	\$170,000	\$420,566	\$316,788

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.