

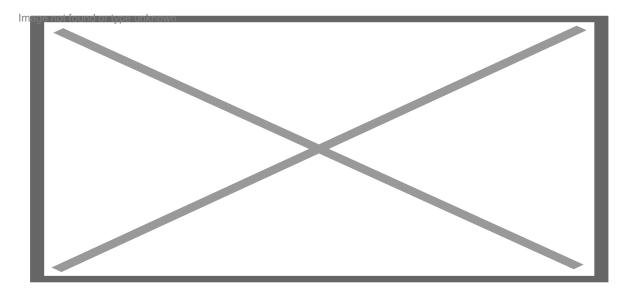
# Tarrant Appraisal District Property Information | PDF Account Number: 07765088

## Address: <u>13609 HICKORY CREEK DR</u> City: TARRANT COUNTY Georeference: 1317-A-13 Subdivision: AVONDALE FARMS ADDITION

Neighborhood Code: 2Z3001

Latitude: 32.9741294005 Longitude: -97.4098922806 TAD Map: 2024-472 MAPSCO: TAR-004R





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

## PROPERTY DATA

### Legal Description: AVONDALE FARMS ADDITION Block A Lot 13

#### 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: 5/15/2025 Site Number: 07765088 Site Name: AVONDALE FARMS ADDITION-A-13 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,736 Percent Complete: 100% Land Sqft<sup>\*</sup>: 46,609 Land Acres<sup>\*</sup>: 1.0699 Pool: N

#### +++ Rounded.

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

## **OWNER INFORMATION**



EGGSPUEHLER WILLIAM K

Primary Owner Address: 13609 HICKORY CREEK DR HASLET, TX 76052 Deed Date: 12/9/2015 Deed Volume: Deed Page: Instrument: D215275514

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAMBERSON C;LAMBERSON LLOYD	11/19/2009	D209313911	000000	0000000
JOHNSTON LYNNE	8/13/2003	D203305734	0017084	0000184
GOFF HOMES LTD	6/13/2003	00168600000208	0016860	0000208
GOFF DEVELOPMENT CORP	1/4/2002	00153850000275	0015385	0000275
JLL DEVELOPMENT VIII LP	1/1/2001	000000000000000000000000000000000000000	000000	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	\$0	\$0	\$0	\$0
2024	\$237,200	\$122,800	\$360,000	\$360,000
2023	\$257,200	\$92,800	\$350,000	\$345,707
2022	\$231,479	\$82,800	\$314,279	\$314,279
2021	\$232,578	\$82,800	\$315,378	\$315,378
2020	\$233,677	\$82,800	\$316,477	\$316,477

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.