



**Address:** [12875 FRANCES ANN CT](#)  
**City:** TARRANT COUNTY  
**Georeference:** 1353-1-21  
**Subdivision:** AVONDALE RANCH ADDITION  
**Neighborhood Code:** 2Z300E

**Latitude:** 32.9637606092  
**Longitude:** -97.4025399345  
**TAD Map:** 2030-468  
**MAPSCO:** TAR-005W



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

## PROPERTY DATA

**Legal Description:** AVONDALE RANCH ADDITION  
Block 1 Lot 21

**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:** CHANDLER CROUCH (11730)

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

**Site Number:** 07865740

**Site Name:** AVONDALE RANCH ADDITION-1-21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,923

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 54,450

**Land Acres<sup>\*</sup>:** 1.2500

**Pool:** Y

<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:**

DUCKWORTH STEPHEN  
RODRIGUEZ GLORIA L

**Primary Owner Address:**

12875 FRANCES ANN CT  
HASLET, TX 76052

**Deed Date:** 6/20/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219133754](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GIBSON JENIFER;GIBSON JOHN	4/9/2015	<a href="#">D215077073</a>		
GIBSON JENNIFER;GIBSON JOHN A	9/28/2007	<a href="#">D207354439</a>	0000000	0000000
DOWDY LINDSEY	12/19/2005	<a href="#">D205379915</a>	0000000	0000000
PETERSON DAVID B	3/25/2004	<a href="#">D204090901</a>	0000000	0000000
PETERSON DAVID B;PETERSON WENDY J	5/8/2003	00166940000201	0016694	0000201
S T S CONSTRUCTION INC	11/5/2002	00161240000169	0016124	0000169
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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$456,038	\$130,000	\$586,038	\$586,038
2023	\$527,085	\$100,000	\$627,085	\$534,744
2022	\$396,131	\$90,000	\$486,131	\$486,131
2021	\$396,131	\$90,000	\$486,131	\$486,131
2020	\$409,900	\$90,000	\$499,900	\$499,900

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.