



Address: [12863 FRANCES ANN CT](#)
City: TARRANT COUNTY
Georeference: 1353-1-22
Subdivision: AVONDALE RANCH ADDITION
Neighborhood Code: 2Z300E

Latitude: 32.9631988716
Longitude: -97.4024757103
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 22

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: 07865759

Site Name: AVONDALE RANCH ADDITION-1-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,934

Percent Complete: 100%

Land Sqft^{*}: 46,609

Land Acres^{*}: 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



Current Owner:

LEGGE CYNTHIA M
LEGGE JERRY A

Primary Owner Address:

12863 FRANCES ANN CT
HASLET, TX 76052-3293

Deed Date: 3/3/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204072592](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ENDEAVOR INC	3/18/2003	00165580000271	0016558	0000271
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	\$0	\$0	\$0	\$0
2024	\$484,005	\$122,800	\$606,805	\$583,246
2023	\$486,273	\$92,800	\$579,073	\$530,224
2022	\$488,542	\$82,800	\$571,342	\$482,022
2021	\$355,402	\$82,800	\$438,202	\$438,202
2020	\$357,082	\$82,800	\$439,882	\$439,882

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.