



Address: [12752 FRANCES ANN CT](#)
City: TARRANT COUNTY
Georeference: 1353-4-7
Subdivision: AVONDALE RANCH ADDITION
Neighborhood Code: 2Z300E

Latitude: 32.9594986812
Longitude: -97.401497148
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 4 Lot 7

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: RESOLUTE PROPERTY TAX SOLUTION (00988) **Pool:** Y

Protest Deadline Date: 5/15/2025

Site Number: 07865856

Site Name: AVONDALE RANCH ADDITION-4-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,688

Percent Complete: 100%

Land Sqft^{*}: 48,787

Land Acres^{*}: 1.1199

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

COCKRILL JEFFREY
COCKRILL KELLY

Deed Date: 8/6/2003

Deed Volume: 0017056

Deed Page: 0000167

Instrument: [D203295707](#)

Primary Owner Address:

12752 FRANCES ANN CT
HASLET, TX 76052-3311

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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	\$453,309	\$124,800	\$578,109	\$549,146
2023	\$483,309	\$94,800	\$578,109	\$499,224
2022	\$369,040	\$84,800	\$453,840	\$453,840
2021	\$369,039	\$84,800	\$453,839	\$453,839
2020	\$370,656	\$84,800	\$455,456	\$455,456

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.