

Tarrant Appraisal District Property Information | PDF Account Number: 07865856

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

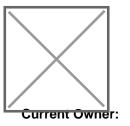
Personal Property Account: N/ALand AdAgent: RESOLUTE PROPERTY TAX SOLUTION (00988)Pool: YProtest Deadline Date: 5/15/2025Pool: Y

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



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COCKRILL JEFFREY COCKRILL KELLY

Primary Owner Address: 12752 FRANCES ANN CT HASLET, TX 76052-3311 Deed Date: 8/6/2003 Deed Volume: 0017056 Deed Page: 0000167 Instrument: D203295707

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------|----------|---|-------------|-----------|
| AVONDALE RANCH LTD | 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. 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.