



Address: [12768 TAYLOR FRANCES LN](#)
City: TARRANT COUNTY
Georeference: 1353-5-7
Subdivision: AVONDALE RANCH ADDITION
Neighborhood Code: 2Z300E

Latitude: 32.959720363
Longitude: -97.3997307248
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 5 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: OWNWELL INC (12140)

Protest Deadline Date: 5/15/2025

Site Number: 07865961

Site Name: AVONDALE RANCH ADDITION-5-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,297

Percent Complete: 100%

Land Sqft^{*}: 44,823

Land Acres^{*}: 1.0289

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

HPA BORROWER 2018-1 MS LLC

Primary Owner Address:

120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

Deed Date: 2/23/2018

Deed Volume:

Deed Page:

Instrument: [D218047587](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SER TEXAS LLC	9/4/2014	D214196857		
CURTISS TREVOR A	12/22/2010	D210321569	0000000	0000000
GREGG DAVID;GREGG LINDA	9/19/2005	D205286110	0000000	0000000
HOUSEHOLD FINANCE CORP III	4/14/2005	D205132736	0000000	0000000
MORTGAGE ELECTRONIC REGIS SYS	4/5/2005	D205101584	0000000	0000000
KNITTLE BRENDA;KNITTLE R M JR	7/27/2004	D204257476	0000000	0000000
ENDEAVOR INC	4/1/2003	00166030000078	0016603	0000078
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	\$470,840	\$121,160	\$592,000	\$592,000
2023	\$499,794	\$91,160	\$590,954	\$590,954
2022	\$483,840	\$81,160	\$565,000	\$565,000
2021	\$368,839	\$81,160	\$449,999	\$449,999
2020	\$368,840	\$81,160	\$450,000	\$450,000

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



There are no exemptions for this property

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.