



Address: [13209 CHARLOTTE ANN LN](#)
City: TARRANT COUNTY
Georeference: 1353-1-2
Subdivision: AVONDALE RANCH ADDITION
Neighborhood Code: 2Z300E

Latitude: 32.9680634278
Longitude: -97.4029445837
TAD Map: 2024-472
MAPSCO: TAR-005S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: AVONDALE RANCH ADDITION
Block 1 Lot 2

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: 2001

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$519,352

Protest Deadline Date: 5/24/2024

Site Number: 07726481

Site Name: AVONDALE RANCH ADDITION-1-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,247

Percent Complete: 100%

Land Sqft^{*}: 46,173

Land Acres^{*}: 1.0599

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:

KELLEY THOMAS M
KELLEY TERESA L

Primary Owner Address:

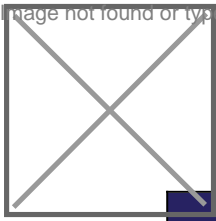
13209 CHARLOTTE ANN LN
HASLET, TX 76052-3255

Deed Date: 1/12/2002

Deed Volume: 0015399

Deed Page: 0000249

Instrument: 00153990000249



Previous Owners	Date	Instrument	Deed Volume	Deed Page
S.T.S. CONSTRUCTION INC	1/11/2002	00153990000248	0015399	0000248
SCHAMBACHER SCOTT	6/18/2001	00150110000049	0015011	0000049
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	\$396,952	\$122,400	\$519,352	\$519,352
2024	\$396,952	\$122,400	\$519,352	\$493,258
2023	\$398,866	\$92,400	\$491,266	\$448,416
2022	\$400,780	\$82,400	\$483,180	\$407,651
2021	\$288,192	\$82,400	\$370,592	\$370,592
2020	\$289,568	\$82,400	\$371,968	\$371,968

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.