



Address: [13201 CHARLOTTE ANN LN](#)
City: TARRANT COUNTY
Georeference: 1353-1-3
Subdivision: AVONDALE RANCH ADDITION
Neighborhood Code: 2Z300E

Latitude: 32.9676093109
Longitude: -97.4029482146
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 3

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: CHANDLER CROUCH (11730)
Notice Sent Date: 4/15/2025
Notice Value: \$626,779
Protest Deadline Date: 5/24/2024

Site Number: 07726503
Site Name: AVONDALE RANCH ADDITION-1-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,960
Percent Complete: 100%
Land Sqft^{*}: 45,302
Land Acres^{*}: 1.0399
Pool: Y

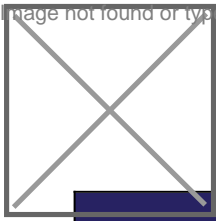
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
KEAST SARAH N
Primary Owner Address:
13201 CHARLOTTE ANN LN
HASLET, TX 76052

Deed Date: 7/16/2015
Deed Volume:
Deed Page:
Instrument: [D215158867](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUERTA DEBORAH;HUERTA EDWARD G	12/12/2005	D205387893	0000000	0000000
SMITH ROYSE JR	8/13/2001	00150830000076	0015083	0000076
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	\$505,179	\$121,600	\$626,779	\$607,602
2024	\$505,179	\$121,600	\$626,779	\$552,365
2023	\$507,607	\$91,600	\$599,207	\$502,150
2022	\$504,750	\$81,600	\$586,350	\$456,500
2021	\$333,400	\$81,600	\$415,000	\$415,000
2020	\$333,400	\$81,600	\$415,000	\$415,000

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

- 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.