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**Address:** [13109 CHARLOTTE ANN LN](#)  
**City:** TARRANT COUNTY  
**Georeference:** 1353-1-5  
**Subdivision:** AVONDALE RANCH ADDITION  
**Neighborhood Code:** 2Z300E

**Latitude:** 32.9666951143  
**Longitude:** -97.402946785  
**TAD Map:** 2024-472  
**MAPSCO:** TAR-005S



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

## PROPERTY DATA

**Legal Description:** AVONDALE RANCH ADDITION  
Block 1 Lot 5

**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:** 2004

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$526,903

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07726538

**Site Name:** AVONDALE RANCH ADDITION-1-5

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,539

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 42,688

**Land Acres<sup>\*</sup>:** 0.9799

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

COBB MARY E

**Primary Owner Address:**

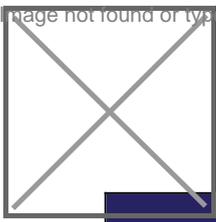
13109 CHARLOTTE ANN LN  
HASLET, TX 76052-3253

**Deed Date:** 2/16/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** 00000000000000



Previous Owners	Date	Instrument	Deed Volume	Deed Page
COBB MARY E;COBB MILO G EST SR	1/14/2006	<a href="#">D206016425</a>	0000000	0000000
US BANK NATIONAL ASSOC	1/13/2006	<a href="#">D206016424</a>	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	10/4/2005	<a href="#">D205300928</a>	0000000	0000000
KIRK DONALD M	9/20/2004	<a href="#">D204298939</a>	0000000	0000000
ENDEAVOUR INC	9/22/2003	<a href="#">D203364405</a>	0000000	0000000
AVONDALE RANCH LTD	1/1/2001	000000000000000	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	\$409,303	\$117,600	\$526,903	\$526,903
2024	\$409,303	\$117,600	\$526,903	\$525,187
2023	\$411,256	\$88,200	\$499,456	\$477,443
2022	\$413,209	\$78,400	\$491,609	\$434,039
2021	\$316,181	\$78,400	\$394,581	\$394,581
2020	\$317,667	\$78,400	\$396,067	\$396,067

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.