



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



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 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⁺⁺⁺: 2,539
Percent Complete: 100%
Land Sqft^{*}: 42,688
Land Acres^{*}: 0.9799
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:
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: 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COBB MARY E;COBB MILO G EST SR	1/14/2006	D206016425	0000000	0000000
US BANK NATIONAL ASSOC	1/13/2006	D206016424	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	10/4/2005	D205300928	0000000	0000000
KIRK DONALD M	9/20/2004	D204298939	0000000	0000000
ENDEAVOUR INC	9/22/2003	D203364405	0000000	0000000
AVONDALE RANCH LTD	1/1/2001	0000000000000000	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.