



Address: [13017 CHARLOTTE ANN LN](#)
City: TARRANT COUNTY
Georeference: 1353-1-7
Subdivision: AVONDALE RANCH ADDITION
Neighborhood Code: 2Z300E

Latitude: 32.9658079828
Longitude: -97.4029966031
TAD Map: 2030-468
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 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: 2002

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07726554

Site Name: AVONDALE RANCH ADDITION-1-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,729

Percent Complete: 100%

Land Sqft^{*}: 41,817

Land Acres^{*}: 0.9599

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:

KIRKPATRICK RUSSELL
KILPATRICK ELIZABETH

Primary Owner Address:

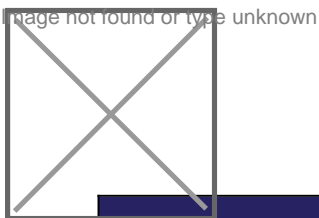
13017 CHARLOTTE ANN LN
HASLET, TX 76052

Deed Date: 7/26/2021

Deed Volume:

Deed Page:

Instrument: [D221271069 CWD](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PAUL MISTY;PAUL SHAWN	4/8/2015	D215072159		
CASTRO ELENA C	5/14/2012	D215072158		
CASTRO ELENA C;CASTRO GABRIEL	3/14/2005	D205076494	0000000	0000000
STEPHENS BILLY W;STEPHENS LISA	12/20/2002	00162470000022	0016247	0000022
S T S CONSTRUCTION INC	6/28/2002	00157920000292	0015792	0000292
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	\$462,507	\$115,200	\$577,707	\$577,707
2024	\$462,507	\$115,200	\$577,707	\$577,707
2023	\$464,591	\$86,400	\$550,991	\$550,991
2022	\$456,675	\$76,800	\$533,475	\$533,475
2021	\$345,110	\$76,800	\$421,910	\$421,910
2020	\$345,234	\$76,800	\$422,034	\$422,034

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)
- DISABLED VET 70 to 99 PCT 11.22

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.