



Address: [13208 CHARLOTTE ANN LN](#)
City: TARRANT COUNTY
Georeference: 1353-2-2
Subdivision: AVONDALE RANCH ADDITION
Neighborhood Code: 2Z300E

Latitude: 32.9680836608
Longitude: -97.4019098175
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 2 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: 2002

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07726651

Site Name: AVONDALE RANCH ADDITION-2-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,753

Percent Complete: 100%

Land Sqft^{*}: 46,609

Land Acres^{*}: 1.0699

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:

BIRD DARCIE
BIRD WILLIAM

Primary Owner Address:

13208 CHARLOTTE ANN LN
HASLET, TX 76052

Deed Date: 8/3/2021

Deed Volume:

Deed Page:

Instrument: [D221229578](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEDBETTER CAROL;LEDBETTER GARY RAY	4/18/2011	D211090983	0000000	0000000
PINCKARD CAROLYN;PINCKARD OCIE M	3/25/2004	D204096543	0000000	0000000
THE TERRELL COMPANY	10/4/2002	00160440000264	0016044	0000264
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	\$465,037	\$122,800	\$587,837	\$587,837
2024	\$465,037	\$122,800	\$587,837	\$587,837
2023	\$467,133	\$92,800	\$559,933	\$559,933
2022	\$459,229	\$82,800	\$542,029	\$542,029
2021	\$356,060	\$82,800	\$438,860	\$438,860
2020	\$357,656	\$82,800	\$440,456	\$440,456

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.