



**Address:** [13200 CHARLOTTE ANN LN](#)  
**City:** TARRANT COUNTY  
**Georeference:** 1353-2-3  
**Subdivision:** AVONDALE RANCH ADDITION  
**Neighborhood Code:** 2Z300E

**Latitude:** 32.9676221042  
**Longitude:** -97.4019108246  
**TAD Map:** 2030-472  
**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 2 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)

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

**Site Number:** 07726678

**Site Name:** AVONDALE RANCH ADDITION-2-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,508

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 46,173

**Land Acres<sup>\*</sup>:** 1.0599

**Pool:** Y

<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:**

HAZLEWOOD WILBERT G

HAZLEWOOD ANGELA D

**Primary Owner Address:**

13200 CHARLOTTE ANN LN

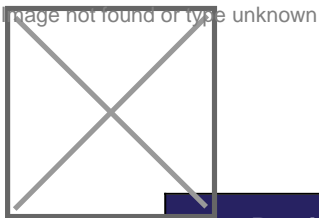
HASLET, TX 76052

**Deed Date:** 5/15/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215103743](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
REASONER DAN W	6/15/2004	<a href="#">D204198611</a>	0000000	0000000
POLO CUSTOM HOMES INC	7/31/2001	00150930000185	0015093	0000185
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 <sup>+</sup>
2025	\$369,504	\$122,400	\$491,904	\$491,904
2024	\$369,504	\$122,400	\$491,904	\$491,904
2023	\$430,996	\$92,400	\$523,396	\$454,004
2022	\$422,927	\$82,400	\$505,327	\$412,731
2021	\$292,810	\$82,400	\$375,210	\$375,210
2020	\$292,810	\$82,400	\$375,210	\$375,210

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.