



**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

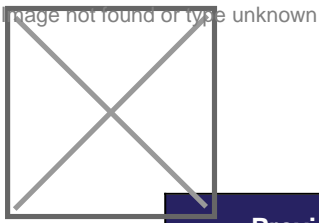
HASLET, TX 76052

**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.