



Address: [13116 CHARLOTTE ANN LN](#)
City: TARRANT COUNTY
Georeference: 1353-2-4
Subdivision: AVONDALE RANCH ADDITION
Neighborhood Code: 2Z300E

Latitude: 32.967166907
Longitude: -97.4019122701
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 4

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: 2003

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$643,737

Protest Deadline Date: 5/24/2024

Site Number: 07726686

Site Name: AVONDALE RANCH ADDITION-2-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,170

Percent Complete: 100%

Land Sqft^{*}: 45,302

Land Acres^{*}: 1.0399

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:

SINES MATTHEW
SINES JAMMIE

Primary Owner Address:

13116 CHARLOTTE ANN LN
HASLET, TX 76052

Deed Date: 5/17/2019

Deed Volume:

Deed Page:

Instrument: [D219106854](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GORSAGE REVOCABLE TRUST	4/8/2008	D208129768	0000000	0000000
GORSAGE RICHARD D;GORSAGE SUSAN	8/30/2004	D204275752	0000000	0000000
WALLING CONSTRUCTION LTD	7/31/2001	00150770000261	0015077	0000261
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	\$522,137	\$121,600	\$643,737	\$643,737
2024	\$522,137	\$121,600	\$643,737	\$640,716
2023	\$524,497	\$91,600	\$616,097	\$582,469
2022	\$516,857	\$81,600	\$598,457	\$529,517
2021	\$399,779	\$81,600	\$481,379	\$481,379
2020	\$401,573	\$81,600	\$483,173	\$483,173

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.