



Address: [13100 CHARLOTTE ANN LN](#)
City: TARRANT COUNTY
Georeference: 1353-2-6
Subdivision: AVONDALE RANCH ADDITION
Neighborhood Code: 2Z300E

Latitude: 32.9662588363
Longitude: -97.4019142431
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 6

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: 4/15/2025

Notice Value: \$548,305

Protest Deadline Date: 5/24/2024

Site Number: 07726708

Site Name: AVONDALE RANCH ADDITION-2-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,449

Percent Complete: 100%

Land Sqft^{*}: 46,173

Land Acres^{*}: 1.0599

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:

BENSON GARY
BENSON ANGELA

Primary Owner Address:

13100 CHARLOTTE ANN LN
HASLET, TX 76052

Deed Date: 9/15/2017

Deed Volume:

Deed Page:

Instrument: [D217218963](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KERR MICHAEL;WILEY ANNETTE	7/30/2015	D215168871		
DEAN CONNNIE F;DEAN RICHARD V	5/6/2004	D204157619	0000000	0000000
ENDEAVOR INC	6/30/2003	00169230000015	0016923	0000015
POLO CUSTOM HOMES INC	6/15/2001	00149690000105	0014969	0000105
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	\$425,905	\$122,400	\$548,305	\$548,305
2024	\$425,905	\$122,400	\$548,305	\$529,738
2023	\$427,804	\$92,400	\$520,204	\$481,580
2022	\$419,702	\$82,400	\$502,102	\$437,800
2021	\$315,600	\$82,400	\$398,000	\$398,000
2020	\$315,600	\$82,400	\$398,000	\$398,000

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.