



Address: [13016 CHARLOTTE ANN LN](#)
City: TARRANT COUNTY
Georeference: 1353-2-13
Subdivision: AVONDALE RANCH ADDITION
Neighborhood Code: 2Z300E

Latitude: 32.9655995632
Longitude: -97.4021288223
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 13

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: \$618,953

Protest Deadline Date: 5/24/2024

Site Number: 07726775

Site Name: AVONDALE RANCH ADDITION-2-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,952

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:

PIERCE MARK A
PIERCE CARRIE E

Primary Owner Address:

1908 FLORANCE ANN LN
HASLET, TX 76052-3258

Deed Date: 3/28/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213082629](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GREEN CINDY;GREEN MONTY	10/30/2003	D203415851	0000000	0000000
ENDEAVOUR INC	7/8/2003	D203275841	0016996	0000211
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	\$496,153	\$122,800	\$618,953	\$618,953
2024	\$496,153	\$122,800	\$618,953	\$589,252
2023	\$498,388	\$92,800	\$591,188	\$535,684
2022	\$490,622	\$82,800	\$573,422	\$486,985
2021	\$359,914	\$82,800	\$442,714	\$442,714
2020	\$359,914	\$82,800	\$442,714	\$442,714

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.