



**Address:** [13641 COPPER CANYON DR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 1317-C-3  
**Subdivision:** AVONDALE FARMS ADDITION  
**Neighborhood Code:** 2Z3001

**Latitude:** 32.9750978314  
**Longitude:** -97.4088715627  
**TAD Map:** 2024-472  
**MAPSCO:** TAR-004R



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** AVONDALE FARMS ADDITION  
Block C 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:** 2003

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$446,415

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

**Site Number:** 07765649

**Site Name:** AVONDALE FARMS ADDITION-C-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,058

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 44,431

**Land Acres<sup>\*</sup>:** 1.0199

**Pool:** N

<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:**

ADAMS MICHAEL A  
ADAMS KRISTI

**Primary Owner Address:**

13641 COPPER CANYON DR  
HASLET, TX 76052-2423

**Deed Date:** 11/25/2003

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D203446363](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GOFF HOMES LTD	8/29/2003	<a href="#">D203333325</a>	0017166	0000085
GOFF DEVELOPMENT CORP	1/4/2002	00153850000275	0015385	0000275
JLL DEVELOPMENT VIII LP	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 <sup>+</sup>
2025	\$325,615	\$120,800	\$446,415	\$424,321
2024	\$325,615	\$120,800	\$446,415	\$385,746
2023	\$335,736	\$90,800	\$426,536	\$350,678
2022	\$237,998	\$80,800	\$318,798	\$318,798
2021	\$246,041	\$80,800	\$326,841	\$326,841
2020	\$247,204	\$80,800	\$328,004	\$328,004

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.