



**Address:** [13209 CHARLOTTE ANN LN](#)  
**City:** TARRANT COUNTY  
**Georeference:** 1353-1-2  
**Subdivision:** AVONDALE RANCH ADDITION  
**Neighborhood Code:** 2Z300E

**Latitude:** 32.9680634278  
**Longitude:** -97.4029445837  
**TAD Map:** 2024-472  
**MAPSCO:** TAR-005S



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

## PROPERTY DATA

**Legal Description:** AVONDALE RANCH ADDITION  
Block 1 Lot 2

**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:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07726481

**Site Name:** AVONDALE RANCH ADDITION-1-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,247

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 46,173

**Land Acres<sup>\*</sup>:** 1.0599

**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:**

KELLEY THOMAS M  
KELLEY TERESA L

**Primary Owner Address:**

13209 CHARLOTTE ANN LN  
HASLET, TX 76052-3255

**Deed Date:** 1/12/2002

**Deed Volume:** 0015399

**Deed Page:** 0000249

**Instrument:** 00153990000249

Previous Owners	Date	Instrument	Deed Volume	Deed Page
S.T.S. CONSTRUCTION INC	1/11/2002	00153990000248	0015399	0000248
SCHAMBACHER SCOTT	6/18/2001	00150110000049	0015011	0000049
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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$396,952	\$122,400	\$519,352	\$493,258
2023	\$398,866	\$92,400	\$491,266	\$448,416
2022	\$400,780	\$82,400	\$483,180	\$407,651
2021	\$288,192	\$82,400	\$370,592	\$370,592
2020	\$289,568	\$82,400	\$371,968	\$371,968

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.