



**Address:** [740 E DOVE RD](#)  
**City:** SOUTHLAKE  
**Georeference:** 20815-AR-3  
**Subdivision:** HUNTWICK ESTATES ADDITION  
**Neighborhood Code:** 3S100K

**Latitude:** 32.9715328587  
**Longitude:** -97.1403316779  
**TAD Map:** 2108-472  
**MAPSCO:** TAR-012T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HUNTWICK ESTATES  
ADDITION Block AR Lot 3

**Jurisdictions:**

CITY OF SOUTHLAKE (022)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CARROLL ISD (919)

**State Code:** A

**Year Built:** 2000

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$1,478,000

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

**Site Number:** 05756014

**Site Name:** HUNTWICK ESTATES ADDITION-AR-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,179

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 65,340

**Land Acres<sup>\*</sup>:** 1.5000

**Pool:** Y

<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:**

PATEL KETANKUMAR KANUBHAI  
PATEL FALGUNI KETAN

**Primary Owner Address:**

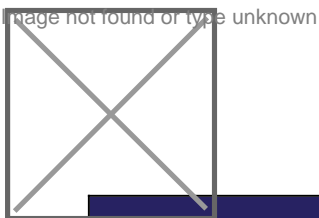
740 E DOVE RD  
SOUTHLAKE, TX 76092

**Deed Date:** 4/27/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217094822](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CANALIZO ALISSA;CANALIZO CHARLES	8/1/1995	00120640000608	0012064	0000608
FRAZIER AUDRA TR	8/11/1994	00117130002173	0011713	0002173
MAGNUM III HOMES INC	9/1/1989	00097010000534	0009701	0000534
FRAZIER BRIAN TR	5/12/1989	00095940001903	0009594	0001903
MILLER ALVIN	4/2/1987	00089080000151	0008908	0000151
FRAZIER EVERETT B TRUSTEE	1/6/1986	00084180000767	0008418	0000767
FRAZIER DEV CORP	1/1/1985	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	\$633,000	\$675,000	\$1,308,000	\$1,308,000
2024	\$803,000	\$675,000	\$1,478,000	\$1,270,500
2023	\$864,000	\$675,000	\$1,539,000	\$1,155,000
2022	\$550,000	\$500,000	\$1,050,000	\$1,050,000
2021	\$451,952	\$550,000	\$1,001,952	\$1,001,952
2020	\$451,952	\$550,000	\$1,001,952	\$1,001,952

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.