



**Address:** [1205 HAT CREEK TR](#)  
**City:** SOUTHLAKE  
**Georeference:** 24195-1-8  
**Subdivision:** LONESOME DOVE ESTATES-SOUTHLKE  
**Neighborhood Code:** 3S100A

**Latitude:** 32.9765373633  
**Longitude:** -97.1324138421  
**TAD Map:** 2108-476  
**MAPSCO:** TAR-012Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LONESOME DOVE ESTATES-SOUTHLKE Block 1 Lot 8

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1996

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$924,370

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

**Site Number:** 06739512

**Site Name:** LONESOME DOVE ESTATES-SOUTHLKE-1-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,584

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,653

**Land Acres<sup>\*</sup>:** 0.3134

**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:**

NICHOLS JEFFREY G  
NICHOLS PAULA

**Primary Owner Address:**

1205 HAT CREEK TR  
SOUTHLAKE, TX 76092-3228

**Deed Date:** 12/18/1998

**Deed Volume:** 0013576

**Deed Page:** 0000315

**Instrument:** 00135760000315

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GALUNAS CRAIG;GALUNAS HOPE	6/4/1997	00127920000221	0012792	0000221
V PATRICK GRAY INC	6/26/1996	00124200000548	0012420	0000548
HAT CREEK LTD	1/1/1994	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	\$605,950	\$235,050	\$841,000	\$841,000
2024	\$689,320	\$235,050	\$924,370	\$797,935
2023	\$643,482	\$235,050	\$878,532	\$725,395
2022	\$623,637	\$156,700	\$780,337	\$659,450
2021	\$478,683	\$156,700	\$635,383	\$599,500
2020	\$403,970	\$141,030	\$545,000	\$545,000

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.