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**Address:** [1218 POWDER RIVER TR](#)  
**City:** SOUTHLAKE  
**Georeference:** 24195-2-16  
**Subdivision:** LONESOME DOVE ESTATES-SOUTHLKE  
**Neighborhood Code:** 3S100A

**Latitude:** 32.9791649309  
**Longitude:** -97.1322694966  
**TAD Map:** 2108-476  
**MAPSCO:** TAR-012Q



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

## PROPERTY DATA

**Legal Description:** LONESOME DOVE ESTATES-SOUTHLKE Block 2 Lot 16

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1995

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$886,976

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

**Site Number:** 06739873

**Site Name:** LONESOME DOVE ESTATES-SOUTHLKE-2-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,838

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 18,524

**Land Acres<sup>\*</sup>:** 0.4252

**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:**

CLENDANIEL SCOTT A  
CLENDANIEL JENNIFER E

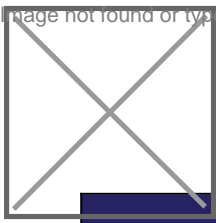
**Primary Owner Address:**  
1218 POWDER RIVER TRL  
SOUTHLAKE, TX 76092

**Deed Date:** 3/13/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217056455](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRESSNALL EMILY S	12/15/2014	<a href="#">D214272575</a>		
CANN CRISANN B;CANN DAVID	4/28/2008	<a href="#">D208159677</a>	0000000	0000000
CARTUS FINANCIAL CORP	3/18/2008	<a href="#">D208159676</a>	0000000	0000000
PULLEY MICHAEL L	3/14/1997	00127370000047	0012737	0000047
HARN LORI S GARDNER;HARN MIKAL S	8/11/1995	00120650001914	0012065	0001914
KRESLER HOMES INC	4/17/1995	00119420001023	0011942	0001023
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	\$568,001	\$318,975	\$886,976	\$886,976
2024	\$568,001	\$318,975	\$886,976	\$816,217
2023	\$531,016	\$318,975	\$849,991	\$742,015
2022	\$472,350	\$212,650	\$685,000	\$674,559
2021	\$400,585	\$212,650	\$613,235	\$613,235
2020	\$372,757	\$191,385	\$564,142	\$564,142

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.