



**Address:** [1209 POWDER RIVER TR](#)

**City:** SOUTHLAKE

**Georeference:** 24195-3-5

**Subdivision:** LONESOME DOVE ESTATES-SOUTHLKE

**Neighborhood Code:** 3S100A

**Latitude:** 32.9780831748

**Longitude:** -97.1324552578

**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 3 Lot 5

**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:** OWNWELL INC (12140)

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

**Notice Value:** \$776,419

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

**Site Number:** 06739970

**Site Name:** LONESOME DOVE ESTATES-SOUTHLKE-3-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,804

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,350

**Land Acres<sup>\*</sup>:** 0.2835

**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:**

HAKUNA MATATA LIVING TRUST

**Primary Owner Address:**

1209 POWDER RIVER TRL  
SOUTHLAKE, TX 76092

**Deed Date:** 12/22/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221375648](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOEHMER MARK A;BOEHMER SARA J	11/2/1995	00121620001743	0012162	0001743
JEFF MERCER INC	12/28/1994	00118430000263	0011843	0000263
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	\$563,794	\$212,625	\$776,419	\$776,419
2024	\$563,794	\$212,625	\$776,419	\$718,487
2023	\$527,208	\$212,625	\$739,833	\$653,170
2022	\$509,386	\$141,750	\$651,136	\$593,791
2021	\$398,060	\$141,750	\$539,810	\$539,810
2020	\$399,916	\$127,575	\$527,491	\$527,491

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.