



**Address:** [1213 POWDER RIVER TR](#)  
**City:** SOUTHLAKE  
**Georeference:** 24195-3-7  
**Subdivision:** LONESOME DOVE ESTATES-SOUTHLKE  
**Neighborhood Code:** 3S100A

**Latitude:** 32.978636238  
**Longitude:** -97.1324469802  
**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 7

**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:** \$826,417

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

**Site Number:** 06739997

**Site Name:** LONESOME DOVE ESTATES-SOUTHLKE-3-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,939

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 15,232

**Land Acres<sup>\*</sup>:** 0.3496

**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:**

CHRISTENSEN SCOTT  
CHRISTENSEN HAILY

**Primary Owner Address:**

1213 POWDER RIVER TRL  
SOUTHLAKE, TX 76092

**Deed Date:** 8/1/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224136529](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORA A DANIELLA;RETANA LUCIANO	3/31/2021	<a href="#">D221090047</a>		
WOLANSKE MATTHEW S;WOLANSKE WENDI M	1/31/2017	<a href="#">D217024276</a>		
BURILLO OLGA	2/9/2016	<a href="#">D216027599</a>		
OTT MICHAEL;OTT RACHEL	7/18/2007	<a href="#">D207254402</a>	0000000	0000000
MCCOY DAVID;MCCOY NOELLE L	5/25/2005	<a href="#">D205159470</a>	0000000	0000000
SEEBECK DAVID	4/8/1998	00131720000056	0013172	0000056
MURRAY CATHY M;MURRAY DAVID A	12/18/1996	00126160000862	0012616	0000862
LINSKY HEIDI B;LINSKY JOHN R JR	2/29/1996	00122810000019	0012281	0000019
KRESLER HOMES INC	10/4/1995	00121290002201	0012129	0002201
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	\$564,142	\$262,275	\$826,417	\$826,417
2024	\$564,142	\$262,275	\$826,417	\$826,417
2023	\$571,656	\$262,275	\$833,931	\$833,931
2022	\$596,000	\$174,850	\$770,850	\$770,850
2021	\$522,164	\$174,850	\$697,014	\$691,913
2020	\$471,647	\$157,365	\$629,012	\$629,012

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

Image not found or type unknown



## Tarrant Appraisal District Property Information | PDF

There are no exemptions for this property

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.