



**Address:** [1206 HAT CREEK TR](#)  
**City:** SOUTHLAKE  
**Georeference:** 24195-3-24  
**Subdivision:** LONESOME DOVE ESTATES-SOUTHLKE  
**Neighborhood Code:** 3S100A

**Latitude:** 32.9770802444  
**Longitude:** -97.1320280711  
**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 24

**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:** \$891,645

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

**Site Number:** 06740146

**Site Name:** LONESOME DOVE ESTATES-SOUTHLKE-3-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,197

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 17,245

**Land Acres<sup>\*</sup>:** 0.3958

**Pool:** N

<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:**

DOAR DAVID III

**Primary Owner Address:**

1206 HAT CREEK TR  
SOUTHLAKE, TX 76092-3203

**Deed Date:** 5/28/1998

**Deed Volume:** 0013240

**Deed Page:** 0000634

**Instrument:** 00132400000634



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VENUTI PAUL E;VENUTI SHERRY A	11/6/1996	00125760002187	0012576	0002187
J A H PROPERTIES INC	8/15/1995	00120900000405	0012090	0000405
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	\$594,720	\$296,925	\$891,645	\$891,645
2024	\$594,720	\$296,925	\$891,645	\$821,676
2023	\$553,513	\$296,925	\$850,438	\$746,978
2022	\$544,670	\$197,950	\$742,620	\$679,071
2021	\$419,387	\$197,950	\$617,337	\$617,337
2020	\$421,436	\$178,155	\$599,591	\$599,591

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.