



**Address:** [1308 POWDER RIVER TR](#)  
**City:** SOUTHLAKE  
**Georeference:** 24195-2-24  
**Subdivision:** LONESOME DOVE ESTATES-SOUTHLKE  
**Neighborhood Code:** 3S100A

**Latitude:** 32.9791278961  
**Longitude:** -97.1292189409  
**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 2 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:** 1998

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$888,065

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

**Site Number:** 06922880

**Site Name:** LONESOME DOVE ESTATES-SOUTHLKE-2-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,152

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 17,050

**Land Acres<sup>\*</sup>:** 0.3914

**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:**

WILLETT STEVEN K

**Primary Owner Address:**

1308 POWDER RIVER TR  
SOUTHLAKE, TX 76092

**Deed Date:** 7/1/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D214140113](#)

| Previous Owners                 | Date      | Instrument     | Deed Volume | Deed Page |
|---------------------------------|-----------|----------------|-------------|-----------|
| WILLETT MICHELLE;WILLETT STEVEN | 8/21/1998 | 00134040000330 | 0013404     | 0000330   |
| PATRICK GRAY CUSTOM HOMES INC   | 9/18/1997 | 00129170000555 | 0012917     | 0000555   |
| H CREEK DEVELOPMENT INC         | 1/1/1996  | 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 | \$594,515          | \$293,550   | \$888,065    | \$888,065                    |
| 2024 | \$594,515          | \$293,550   | \$888,065    | \$818,859                    |
| 2023 | \$553,379          | \$293,550   | \$846,929    | \$744,417                    |
| 2022 | \$544,535          | \$195,700   | \$740,235    | \$676,743                    |
| 2021 | \$419,521          | \$195,700   | \$615,221    | \$615,221                    |
| 2020 | \$421,553          | \$176,130   | \$597,683    | \$597,683                    |

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.