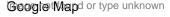
07-20-2025

Property Information | PDF Account Number: 06922880

**Tarrant Appraisal District** 

#### Address: 1308 POWDER RIVER TR

**City: SOUTHLAKE** Georeference: 24195-2-24 Subdivision: LONESOME DOVE ESTATES-SOUTHLKE Neighborhood Code: 3S100A



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

## +++ Rounded.

\* 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

Site Number: 06922880 Site Name: LONESOME DOVE ESTATES-SOUTHLKE-2-24 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 3,152 Percent Complete: 100% Land Sqft<sup>\*</sup>: 17,050 Land Acres : 0.3914 Pool: N

Latitude: 32.9791278961 Longitude: -97.1292189409 **TAD Map:** 2108-476 MAPSCO: TAR-012Q





 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	000000000000000000000000000000000000000	000000	0000000			

# VALUES

ge not tound or type unknown

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*
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.