



**Address:** [1310 POWDER RIVER TR](#)  
**City:** SOUTHLAKE  
**Georeference:** 24195-2-25  
**Subdivision:** LONESOME DOVE ESTATES-SOUTHLKE  
**Neighborhood Code:** 3S100A

**Latitude:** 32.9791253956  
**Longitude:** -97.1288580002  
**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 25

**Jurisdictions:**

CITY OF SOUTHLAKE (022)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CARROLL ISD (919)

**State Code:** A

**Year Built:** 1997

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$918,530

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

**Site Number:** 06922899

**Site Name:** LONESOME DOVE ESTATES-SOUTHLKE-2-25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,200

**Percent Complete:** 100%

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

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

**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:**

SAHBA NEJATOLLAH  
SABA REVOCABLE TRUST  
SAHBA SHAMSI

**Primary Owner Address:**

1310 POWDER RIVER TR  
SOUTHLAKE, TX 76092-3246

**Deed Date:** 11/8/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224205747](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SAHBA NEJATOLLAH;SAHBA SHAMSI	4/2/2012	<a href="#">D212082409</a>	0000000	0000000
LEBLANC CHRISTOPHER	12/31/2008	000000000000000	0000000	0000000
WARNER C A LE BLANC;WARNER D A	1/29/1998	001306400000052	0013064	0000052
KRESLER HOMES INC	9/16/1997	001291600000281	0012916	0000281
H CREEK DEVELOPMENT INC	1/1/1996	000000000000000	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	\$624,980	\$293,550	\$918,530	\$918,530
2024	\$624,980	\$293,550	\$918,530	\$844,205
2023	\$583,510	\$293,550	\$877,060	\$767,459
2022	\$510,093	\$195,700	\$705,793	\$697,690
2021	\$438,564	\$195,700	\$634,264	\$634,264
2020	\$440,601	\$176,130	\$616,731	\$605,552

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

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.